

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings January 5, 1956

January 5, 1956,

City Hall Annex,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Commissioners Brisbin, Crego, Kowalski, Leadley, Obrecht, Oswald, Teel and Thornton—8.
Aldermen Bradshaw and Klock (Council Committee).

Absent—Commissioner Froh—1.

Alderman Stabler (Council Committee).

The proceedings of the regular meeting of December 13, 1955, were approved.

Mr. Fred L. Kircher appeared before the Commission and presented his plans for the development of his property in the 2300 Block of N. Larch Street. It was moved and supported that we recommend to the City Council that the parcel of property beginning 39 feet North and 47.4 feet West of the Southwest corner of Lot 71, of Banghart Subd., thence North 50.43 feet, thence East 80 feet, thence South 50.43 feet, thence West 80 feet to point of beginning, be rezoned from "A" One Family Residence District to "J" Parking District, and that the balance of property described, as the S. Twenty-eight and 42/100 feet of Lot Sixty-nine and entire of Lots Seventy (70) and Seventy-one (71) of

Banghart Subd. of a part of the North Half ($\frac{1}{2}$) of the Southwest Quarter ($\frac{1}{4}$) of Section 3, and the East Half ($\frac{1}{2}$) of the Southeast Quarter ($\frac{1}{4}$) of Section Four (4), Town 4 North, Range 2 West, Lansing, also a parcel of land described as beginning at the Southwest corner of said Lot Seventy-one (71), thence North One Hundred Twenty-eight and 43/100 feet, thence West Ninety-two and four

tenth (92.4) feet, thence South One Hundred Twenty-eight and 43/100 (128.43) feet more or less, to the North line of Paynter's Heights Subd., and thence East Ninety-two and four tenth (92.4) feet to the point of beginning, (2300 Block N. Larch street) owned by Fred L. Kircher, be rezoned from "A" One Family Residence District to "F" Commercial District because the requested zoning is a logical extension of the existing commercial zone and the property is properly located for and has adequate facilities for commercial use.

Motion carried.

Mr. Melvin Barnes appeared before the Commission in favor of his petition to rezone property at 4016 S. Cedar Street. It was moved and supported that we recommend to the City Council that the East 124 feet of Lot 24, Jessop's Home Gardens, (4016 S. Cedar Street), owned by Melvin R. Barnes, be rezoned from "A" One Family Residence District to "F" Commercial District, and that the East 124 feet of Lot 23, Jessop's Home Gardens, be rezoned from "A" One Family Residence District to "J" Parking District, because the commercial use is a logical use for this property with adequate off-street parking provided.

Motion carried.

Mr. A. Z. Breen, Real Estate Broker, appeared for Mr. Dyer in connection with his petition to rezone property in the 2300 Block of N. East Street. It was moved and supported that we recommend to the City Council that the West 120 feet of property commencing 38 feet East and 1,013 feet North of the S.W. corner Section 3, thence East 217 feet, North 919 feet to S. line Northlawn Subd., West 217 feet to East line of East Street, S. 90 feet to point of beginning on Section 3 (2300 Block N. East Street) be rezoned from "B" One Family Residence District to "F" Commercial District, and that the East 77 feet of this property be rezoned from "B" One Family Residence District to "J" Parking District, providing for screening consisting of a properly treated redwood

or cedar fence of the louvered type with boards running perpendicular to the ground and five feet six inches in height on the North and East sides of the parking lot, provided the East 20 feet of the West 140 feet of the property is deeded for alley purposes.

Motion carried.

Mr. Havens, builder, presented drawings and explained a building program in connection with the request to rezone property at the N.W. corner of Alpha and McKim Streets. It was moved and supported that we recommend to the City Council that the East 101 feet of Lots 44 and 45, and all of Lot 46, Assessor's Plat No. 44 (N.W. corner of Alpha and McKim Streets) be rezoned from "A" One Family Residence District to "D-M" Multiple Dwelling District, and that the West 53 feet of Lot 44 and 45, Assessor's Plat No. 44, now occupied by a single family residence, remain in its present zoning classification.

Motion carried.

After discussion of the use of properties in the surrounding area it was moved and supported that we recommend to the City Council that the petition by Florence N. Clement to rezone Lot 16, Block 3, French's Subd. (2120 W. Michigan Avenue) from "B" One Family Residence District to "C" Two Family Residence District be not granted because the rezoning of this property would be spot zoning.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Robert C. Dyer to rezone Lots 1 and 2, Spencer's Subd. (2106-08 N. East Street), from "B" One Family Residence District to "F" Commercial District be not granted because the petitioner is no longer interested in this requested rezoning.

Motion carried.

The director explained to the Commission that a part of the legal description used by Alfred Bishop in his petition to rezone property at 1212 N. Washington Avenue was in error, and suggested that the City Council be advised to take appropriate steps to insure that the correct property description is rezoned. It was moved and supported that we recommend to the City Council that the South 74 feet of the North 98 feet of Lot 2, Block 32, be rezoned from "C" Two Family Residence District to "G" Business District, instead of the South 74 feet of Lot 2, Block 32.

Motion carried.

It was moved and supported we recom-

mend to the City Council that the plat of Susan Park be approved.

Motion carried.

It was moved and supported that the tentative plat of Eton Downs Subd. be tentatively approved, subject to street name change as shown on the tentative drawing.

Motion carried.

It was moved and supported that the tentative plat submitted by Francis Fine, at Jolly Road and the West City Limits, be tentatively approved as redrawn by the staff.

Motion carried.

Commissioner Brisbin reported on the findings of the Streets Committee, to whom was referred the matter of considering the necessity of an access road way North of N. Grand River Avenue. It was moved and supported that we concur in the findings of the City Plan Commission of 1948 as to the necessity of an access road way North of N. Grand River Avenue at which time the need for an access road was established.

Motion carried.

Commissioner Brisbin reported for the special committee appointed to formulate a statement of policy on alleys and off-street parking in connection with commercial property. It was moved and supported that a policy statement on alleys and off-street parking reading, "Recognizing that streets have been and are dedicated for the movement of traffic and that it is becoming more apparent daily that cities must prohibit curb parking in commercial areas, because of the traffic congestion, the City Plan Commission believes that public alleys at the rear of commercial buildings for delivery of merchandise, and areas for off-street parking are a vital part of a commercial area and provision for access to loading and unloading areas and off-street parking are normally necessary to make property suitable for commercial use, or for consideration for zoning for commercial use. When, in the opinion of the City Plan Commission, it appears desirable that a particular area shall be developed for Commercial purposes it shall be the policy of the City Plan Commission to consider alleys and off-street parking as necessary adjuncts to Commercial Zoning," be adopted.

Motion carried.

Dan Moore, Senior Planner, gave an interesting report on the progress of the work to date on the Master Plan.

The meeting adjourned at 10:30 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings February 2, 1956

February 2, 1956,

City Hall Annex,

Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Commissioners Brisbin, Crego, Froh, Klock, Leadley, Obrecht, Teel and Thornton—8.

Aldermen Belen and Moore—(Council Committee).

Absent—Commissioner Oswald—1.

Alderman Bradshaw—(Council Committee).

The proceedings of the regular meeting of January 5, 1956, were approved.

It was moved and supported that Commissioner Obrecht be elected as Chairman of the Commission for the term of 1 year.

Motion carried.

It was moved and supported that Commissioner Froh be elected as Vice-Chairman of the Commission for the term of 1 year.

Motion carried.

It was moved and supported that the Planning Director be elected as Secretary of the Commission for the term of 1 year.

Motion carried.

Mr. Archie Frazer, attorney for Joseph W. Kutcher, appeared before the Commission in favor of the petition to rezone property in the 2900 Block of South Washington Avenue and pointed out that the

property was non-conforming before coming into the city. Mr. Kutcher stated that he thought he was providing adequate off-street parking for his non-conforming business.

It was moved and supported that we recommend to the City Council that the petition by Joseph W. Kutcher, to rezone Lot 1, Holmesdale Subd. (2200 Block of South Washington Avenue) from "A" One Family Residence District to "F" Commercial District, be not granted because the establishment of an "F" Commercial District in this location would create a small section of "F" Commercial District in an area zoned "A" One Family Residence, and would not be based on a comprehensive plan.

Motion carried.

Mr. Victor Anderson, attorney, and Mr. Stuart, comptroller of Olofsson Tool and Die Co., explained the reason for their request to rezone the property at 2727 Lyons Avenue, pointing out that this is a substantial industry on land zoned for industry before coming into the city.

It was moved and supported that we recommend to the City Council that the North 130 feet of property commencing at a point 521 feet N. of S.E. corner South Parkwood Subd., thence E. 836.1 feet, N. 309.1 feet to W. ly line of Consumers Power Co. R/W, N.W. ly along said R/W 290.1 feet to E. and W. $\frac{1}{4}$ line, W. on $\frac{1}{4}$ line 754 feet to E. line said plat S. 581.55 feet to beginning on S.W. $\frac{1}{4}$ of Sec. 27, be rezoned from "A" One Family Residence District to "J" Parking District, providing for an adequate number of vines to cover the existing chain link fence to the North, and that the South 100 feet of this property remain in its present zoning classification to act as a buffer to the existing public property, and that the balance of the property (2727 Lyons Avenue) be rezoned from "A" One Family Residence District to "H" Light Industrial District, because this is a logical use for this property with adequate parking and screening and is at present an existing non-conforming use that is functioning satisfactorily with a minimum of detrimental effects to the neighborhood.

Family Residence District to "J" Parking District, providing for a face brick wall 30" above the grade on the North property line, and dense evergreen planting on the West 6 feet of Lot 29, Block 11, Elmhurst Subd., and that the balance of Lot 28 and the West 6 feet of Lot 29, Block 11, Elmhurst Sub., remain in its present zoning classification because the establishment of a parking lot in conjunction with the existing commercial establishment will promote better traffic circulation and eliminate potential traffic hazards, and, when properly executed will not be detrimental to adjacent properties, and will not extend to any appreciable extent the life of the non-conforming use.

Motion carried.

It was moved and supported that we recommend to the City Council that the North 47 feet of Lot 30 and 31, and the North 36 feet of Lot 32, Reo Park Addition, (1823 Herbert Street) be rezoned from "C" Two Family Residence District to "J" Parking District providing for a properly treated redwood or cedar fence, said fence to be of the louvered type with boards running perpendicular to the ground and five feet six inches in height, on the South and East sides of the parking lot, and that the South 80 feet of Lot 30, Reo Park Addition, (401-03 East Mt. Hope Avenue) remain in its present zoning classification because the establishment of a parking lot in conjunction with the existing commercial establishment will promote better traffic circulation and eliminate potential traffic hazards, and when properly executed will not be detrimental to adjacent properties, and will not extend to any appreciable extent the life of the non-conforming use.

Motion carried.

Mr. LaRoy Froh, Chairman of the Budget Committee, reported on the proposed Budget for the year 1956-1957.

It was moved and supported that the budget as presented be adopted.

Motion carried.

It was moved and supported that we recommend to the City Council that the plat of Walter Holmes Rd. Subd. No. 3 be approved.

Motion carried.

Mrs. McKim explained the plan of Pleasant Ridge Subds. No. 5 and No. 6.

It was moved and supported that the tentative plat of Pleasant Ridge Subds. No. 5 and No. 6 be tentatively approved.

Motion carried.

It was moved and supported that the tentative plat of Sherwood Hills Subd., as revised, be tentatively approved.

Motion carried.

It was moved and supported that the tentative plat submitted by Carlton Kessler be tentatively approved.

Motion carried.

It was moved and supported that we recommend to the City Council that the name of Harold Street, off Ora Street, be changed to Pinewood Avenue, because there is already another Harold Street, and this street is in line with Pinewood Avenue.

Motion carried.

A revised drawing of the tentative plat submitted by Francis Fine, at the December meeting, which corrected property lines so that lots would be either in the city or in the township, in their entirety, was discussed.

It was moved and supported that we rescind the action taken on this plat on January 5, 1956, and that the tentative plat as revised be tentatively approved.

Motion carried.

It was moved and supported that no action be taken on the petition to vacate Harris Street, west of Creston Street, until the staff can consult with St. Therese Parish regarding deed for access to Harris Street and easement for sewer through their property.

Motion carried.

It was moved and supported that we recommend to the City Council that Ninth Avenue, south of Bates Street, be vacated.

Motion carried.

It was moved and supported that we recommend to the City Council that the alley between Maple and Hyland Streets, east of Westmoreland Avenue, be vacated.

Motion carried.

It was moved and supported that we recommend to the City Council that deeds for Lots No. 205, No. 206, and No. 207 of Cedarbrook Subd., and Lot No. 99 of Poxson Park Subd., No. 2, be accepted from the county of Ingham for \$253.53, being the amount of taxes paid to the City of Lansing for curb and gutter.

Motion carried.

The Director reported that on the advise of the City Attorney, screening as shown in the City Council's resolution to rezone property at the N.W. corner of Isbell and S. Cedar Streets to "J" Parking, will be reported to the Building Commissioner.

The meeting adjourned at 11:15 P.M.

VICTOR G. LEYRER,
Secretary.

It was moved and supported that the motion be amended to read: that we recommend to the City Council that the North 130 feet of property commencing at a point 521 feet N. of S.E. corner South Parkwood Subd., thence E. 836.1 feet, N. 309.1 feet to W. 1/4 line of Consumers Power Co. R/W, N.W. 1/4 line along said R/W 290.1 feet to E. and W. 1/4 line, W. on 1/4 line 754 feet to E. line said plat S. 581.55 feet to beginning on S.W. 1/4 of Sec. 27, be rezoned from "A" One Family Residence District to "J" Parking District, providing for adequate evergreen vines to cover the existing chain link fence to the North, and that the South 100 feet of this property remain in its present zoning classification to act as a buffer to the existing public property, and that the balance of the property (2727 Lyons Avenue) be rezoned from "A" One Family Residence District to "H" Light Industrial District, because this is a logical use for this property with adequate parking and screening and it is at present an existing non-conforming use that is functioning satisfactorily with a minimum of detrimental effects to the neighborhood.

Motion carried.

The original motion, as amended, was carried.

It was moved and supported that we recommend to the City Council that the petition by Walter Rueff to rezone Lot 24, Assessor's Plat No. 3 (841 W. St. Joseph Street), from "C" Two Family Residence to "J" Parking District, be granted providing for screening to consist of a properly treated redwood or cedar fence, said fence to be of the louvered type with boards running perpendicular to the ground and five feet six inches in height, such screening being required on the east and south sides of the parking lot.

Motion carried.

Mr. Woodmancy, realtor, representing the property owners in the 400 Block of Baker Street, appeared before the Commission to answer questions regarding their request for rezoning of property from "F" Commercial District to "H" Light Industrial District.

It was moved and supported that we recommend to the City Council that the South 25 feet, of Lots 1 to 7, Block 1, Hall's South Side Addition, (400 Block of Baker Street) be rezoned from "F" Commercial District to "J" Parking District and that the balance of these lots be rezoned from "F" Commercial District to "H" Light Industrial District, because this would be a logical extension of an existing industrial district.

Motion carried.

Mr. Harold Davies, realtor, explained at length the desires of prospective purchasers of property at 5030 South Cedar Street to develop a small shopping center.

It was moved and supported that the petition by Edward and Ethlyn Trowbridge to rezone property commencing 698 feet East and 33 feet North of the South 1/4 post of Section 33, T4N, R2W, thence North 375.3 feet, thence East 371 feet, thence South 60 feet, thence East 234 1/2 feet, thence South to North line of Jolly Road and thence West to place of beginning, (5030 S. Cedar Street) from "A" One Family Residence District to "F" Commercial District be tabled due to lack of plans.

Motion carried.

It was moved and supported that we recommend to the City Council that the East 150 feet of the South 150 feet of the following described premises: Commencing 698 feet East of the South one-quarter post of Section 33, thence North 408.3 feet, East 371 feet, South 60 feet, East 234 1/4 feet, thence South to the South line of Section 33, West to beginning, being a part of the S.E. quarter of Section 33, City of Lansing, Ingham County, Michigan, (5030 S. Cedar Street) remain in its present zoning classification because the petitioner has pending a petition to rezone his entire property.

Motion carried.

Mr. Leo Farhat, attorney, appeared before the Commission in favor of rezoning of property in the 2600 Block of Taylor Street, from "A" One Family Residence District to "G" Business District. The advisability of zoning all of the residential property on the west side of Taylor Street to "H" Light Industrial District was discussed.

It was moved and supported that the petition by Kenneth Landells to rezone Lots 31 and 32, Assessor's Plat No. 34 of Lot 1, 2 and 3, (2600 Block of Taylor Street, West Side) from "A" One Family Residence District to "G" Business District be tabled.

Motion carried.

Mr. Archie Frazer, attorney, again reviewed the desires of Frank Sivek in the rezoning of property at the N.W. corner of Gordon and Logan Streets from "B" One Family Residence District to "J" Parking District.

It was moved and supported that we recommend to the City Council that the East 124 feet of Lot 29, Block 11, Elmhurst Sub., and the East 20 feet of the West 53.6 feet of Lot 28, Block 11, Elmhurst Subd., be rezoned from "B" One

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings March 1, 1956

March 1, 1956,
City Hall Annex,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Commissioners Brisbin, Crego, Klock, Leadley, Obrecht, Teel and Thornton—7.

Aldermen Belen and Moore (Council Committee).

Absent—Commissioners Froh and Oswald—2.

Alderman Bradshaw (Council Committee).

The proceedings of the regular meeting of February 2, 1956, were approved.

The following committees were appointed by the chairman, Sam Obrecht:

Public Lands and Buildings

Froh Chairman
Teel and Crego.

Zoning

Teel Chairman
Leadley and Klock.

Streets

Brisbin Chairman
Froh, Oswald and Thornton.

Ordinances

Froh Chairman
Teel, Crego and Brisbin.

It was moved and supported that the Committee Appointments be approved.

Motion carried.

Mr. William J. Porter represented the Michigan Sugar Company in their petition to rezone property at 300 W. North Street.

It was moved and supported that we recommend to City Council that the north 60 feet of Lot 3 and south half of Lot 4, Turner & Smith's Subd., of Lot 6, Townsend's Subd. (300 W. North Street), be rezoned from "A" One Family Residence to "J" Parking District providing for a 12 inch curb on the north and east sides of the parking area, and that the balance of the property be rezoned from "A" One Family Residence District to "F" Commercial District because the requested zoning is a logical extension of the existing commercial zone and the property is properly located for and will have adequate facilities for commercial use if the parking is provided.

Motion carried.

Attorney Leo Farhat requested that the petition for rezoning by Melvin Barnes in the 3900 Block of South Cedar Street be tabled for one month.

It was moved and supported that the petition by Melvin Barnes to rezone Lots No. 16, 17, 18, 19, 20, 21, 22, and all of Lot No. 23 except the west 60 feet of the south half of said lot, Jessop's Home Gardens, (3900 Block South Cedar Street) from "A" One Family Residence District to "F" Commercial District be tabled for 30 days.

Motion carried.

Mr. Dillworth, of the Sun Oil Company, explained in detail the proposed use of property at the northwest corner of Willow and Comfort Streets, if zoned "E-1" Drive-In Shop District.

It was moved and supported that we recommend to the City Council that the petition by Lawrence J. Starr and Raymond O. Bassett to rezone the south 100 feet of Lot 1 and 2, Assessor's Plat No. 11, (N.W. corner of Willow and Comfort Streets) from "A" One Family Residence District to "E-1" Drive-In Shop District be

granted because the requested zoning for "E-1" Drive-In Shop District is logical in this location and the property has the necessary elements for successful operation of a drive-in use.

Motion carried.

A petition to rezone property in the 2100 Block of Main and William Streets to "H" Light Industrial District was discussed, and the staff reported on their discussion of this matter with the consultant, Mr. Segoe.

It was moved and supported that the petition to rezone Lots 1 to 10 and 18 to 30, inclusive, Smith's Subd., (2100 Block Main and William Streets) from "B" One Family Residence District to "H" Light Industrial District be tabled.

Motion carried.

Commissioner Thornton arrived.

Mr. Harold Davis again appeared in behalf of the petition to rezone property at 5030 S. Cedar Street. He presented a copy of the offer of purchase and a letter by the prospective purchasers, outlining their agreement to certain areas being zoned for "J" Parking.

It was moved and supported that we recommend to the City Council that the east 200 feet and the south 60 feet of property commencing 698 feet east and 33 feet north of the south $\frac{1}{4}$ post of section 33 T4N, R2W, thence north 375.3 feet, thence east 371 feet, thence South 60 feet, thence east 183.7 feet, thence south 812.1 feet, thence west 556.8 feet, to point of beginning, (5030 South Cedar Street) owned by Edward C. Trowbridge, be rezoned from "A" One Family Residence District to "J" Parking District providing for a 6 inch curb on the west and south sides of the "J" Parking property, and that the balance of the property be rezoned from "A" One Family Residence District to "F" Commercial District, because the location of a properly designed shopping center in this vicinity is considered to be a logical and economical use of the land.

Motion carried.

Mr. Leo Farhat, attorney, represented Kenneth Landells in his petition to rezone property on the west side of the 2600 Block of Taylor Street, from "A" One Family Residence District to "H" Light Industrial District. Owners of property on the west side of Taylor Street were present and the advisability of rezoning all of the residential property on the west side of Taylor Street to "H" Light Industrial District, with a 50 foot restricted green strip on

Taylor Street and Filley Street, was discussed with them.

It was moved and supported that we recommend to the City Council Lots 26 to 32, Assessor's Plat No. 34 of Lot 1, 2 and 3, (2600 Block of Taylor Street) be rezoned from "A" One Family Residence District to "H" Light Industrial District, subject to the 50 feet fronting on Filley and Taylor Streets being deed restricted to prohibit buildings, parking, and other development, and require a lawn area to act as a buffer to the residential property to the north and east, because this area is a logical extension of the existing industrial district.

It was moved and supported that the motion be amended to read: that we recommend to the City Council that Lots 31 and 32, Assessor's Plat No. 32 of Lot 1, 2 and 3, (2600 Block of Taylor Street) be rezoned from "A" One Family Residence District to "H" Light Industrial District, subject to the 50 feet fronting on Taylor Street being deed restricted to prohibit buildings, parking, and other development, and require a lawn area to act as a buffer to the residential property to the east, because this area is a logical extension of the existing industrial district.

Motion carried.

The original motion, as amended, was then carried.

Messrs. R. T. Rollis, W. E. Rasmussen, William Mahoney, and Mr. Purchis, of Olds Motor Works, appeared before the Commission in behalf of their petition to rezone Block 2, of Morrison's Subd. and Block 2, A. E. Cowles Subd. to "J" Parking.

It was moved and supported that we recommend to the City Council that Block 2, of Morrison's Subd., except the north $\frac{1}{2}$ of Lot 1, and the south 66 feet of Lots 17 and 18, and the south 90 feet of the east 21 $\frac{1}{3}$ feet of Lot 16, Block 2, Morrison's Subd. (Area bounded by Olds Avenue, Butler Blvd., William Street, and Division Street) be rezoned from "F" Commercial District and "C" Two Family Residence District to "J" Parking District, providing for low evergreen planting on the north and west sides of the parking lot.

Motion carried.

It was moved and supported that we recommend to the City Council that Block 2, A. E. Cowles Subd., except the north 90 feet of the west 10 feet of Lot 3 and the east 28 feet of Lot 4, and the north 60 feet of the west 38 feet of Lot 4, Block 2, A. E. Cowles Subd., be rezoned from "B" One Family Residence District and "F" Commercial District to "J" Parking

District providing for low evergreen planting on the north and west sides of the parking lot.

Motion carried.

The staff presented maps and drawings showing possible areas to be included in the "D-1" Professional Offices District.

After some discussion it was moved and supported that we recommend to the City Council that the properties shown on the attached sheet and drawing be rezoned from "C" Two Family Residence District, "D-M" Multiple Dwelling District, "D" Apartment District, and "E" Apartment Shop District to "D-1" Professional Offices District.

"D-1" PROFESSIONAL OFFICES DISTRICT

The following properties are recommended to be rezoned from "C" Two Family Residence District to "D-1" Professional Offices District.

Block 169, Lots 6, 7, 8, 9 and 10.

Block 170, Lots 6, 7, 8, 9 and 10.

Block 171, Lots 6, 7 and 8.

The following properties are recommended to be rezoned from "D-M" Multiple Dwelling District to "D-1" Professional Offices District.

Block 69, Lots 7, 8, 9, 10, 11 and 12.

Block 70, Lots 1, 2, 3, 4, 5 and 6.

The following properties are recommended to be rezoned from "D" Apartment District to "D-1" Professional Offices District.

Block 33, Lots 2, 3, 4 and 5.

Block 41, West 65' of Lot 1, West 65' of the North $\frac{1}{2}$ of Lot 2, South $\frac{1}{2}$ of Lot 3, Lots 4, 5 and 6.

Block 42.

Block 43.

Block 44, Lots 1, 2, 3, 4, 5 and 6.

Block 51, Lots 1, 2, 3, 4, 5 and 6.

Block 52.

Block 53, Lots 3, 4, 5 and 6.

Block 80, Lots 1, 2, 3, 4, 5 and 6.

Block 81.

Block 84, Lots 7, 8, 9, 10, 11 and 12.

Block 85.

Block 120, Lots 1, 2, 3, 4, 5 and 6.

Block 123, Lots 1, 2, 3, 4, 5 and 6.

Block 126, Lots 7, 8, 9, 10, 11 and 12.

Block 147.

Block 148.

Block 149, Lots 7, 8, and 9.

Block 151, Lots 4, 5, 6, 7, 8 and 9.

Block 156, Lots 5, 6, 7 and 8.

Block 157, Lots 1, 2, 3, and 4.

Block 158, Lots 5, 6, 7 and 8.

Block 159.

Block 160.

Block 169, Lots 1, 2, 3, 4 and 5.

Block 170, Lots 1, 2, 3, 4 and 5.

Block 171, Lots 1, 2, 3, 4, 5, 9 and 10.

Block 172.

Block 173, Lots 4, 5, 6 and 7.

The following properties are recommended to be rezoned from "E" Apartment-Shop District to "D-1" Professional Offices District.

Block 41, East 100' of Lot 1, East 100' of North $\frac{1}{2}$ and the East 155' of South $\frac{1}{2}$ of Lot 2, East 155' of North $\frac{1}{2}$ of Lot 3.

Block 53, Lot 2.

Motion carried.

Rev. Brower appeared before the Commission in favor of the abandonment of Ohio Street south of Whyte Street.

After some discussion with him it was moved and supported that we recommend to the City Council that Ohio Street be abandoned, from Whyte Street to the south line of Lots 127 and 174, Franklin Heights Subd., with the city retaining all rights for the extension of utilities through this area, and subject to a deed to the City for the necessary property on Lot 175, 176, and 177, Franklin Heights Subd. for the construction of a cul-de-sac to permit the turning around of vehicles.

Motion carried.

The Director reported on negotiations for a deed for access to Harris Street, and easement for sewer through the property of St. Therese Parish.

It was moved and supported that we recommend to the City Council that Harris Street, west of Creston Street be not vacated.

Motion carried.

Commissioner Brisbin reported for the Streets Committee on a statement of policy in connection with approval of plats.

It was moved and supported that the policy statement on approval of plats reading, "It shall continue to be the policy of this Commission and its staff to exercise extreme caution before giving tentative approval to a plat to determine the suitability of the land for platting as regards topography, soil condition, flood areas or any other conditions which may be detrimental to the future development or value of the property.", be adopted.

Motion carried.

The Director reported that the Senior Class in Planning at Michigan State University desires to demonstrate their work before the Commission at a meeting convenient to the Commission.

Chairman Obrecht announced that a special meeting would be held on Thursday, March 15, 1956, at 7:30 P.M., to permit the Senior Class of Michigan State University to present their program.

Several other items of interest to the Commission were discussed.

The meeting adjourned at 11:15 P.M.

VICTOR G. LEYRER,
Secretary.

In view of changes in the traffic pattern and volume due to the closing of East Saginaw Street and also due to the change from angle to parallel parking on East Michigan Avenue east of Larch Street, the Commission moved and supported a recommendation that angle parking on East Michigan Avenue from Larch Street to Washington Avenue be changed to parallel for safer and more efficient movement of more vehicles and that this recommendation be sent to City Council for its consideration.

Carried.

In regard to Parking Meter Checkers the Traffic Commission takes the position that if, in the future, civilian parking meter checkers be considered, that they be under the jurisdiction of the Police Department and not the Traffic Commission.

Carried.

Meeting adjourned 9:15 P.M.

Respectfully submitted,
ALLEN T. HAYES,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings March 15, 1956

March 15, 1956,
City Hall Annex,
Lansing, Michigan.

The special meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Commissioners Brisbin, Crego, Froh, Klock, Leadley, Obrecht, and Teel —7.

Alderman Moore. (Council Committee.)

Absent—Commissioners Oswald and Thornton—2.

Aldermen Bradshaw and Belen. (Council Committee.)

The Chairman announced that this meeting has been called for the purpose of permitting the Senior Class in Urban Planning at Michigan State University to demonstrate their procedure and theoretical findings of studies in connection with making a Master Plan for Lansing.

Eight seniors in the class were introduced by Professor Myles Boylan and gave a very interesting demonstration and discussion.

After the purpose of the meeting had been accomplished it was moved and supported that the rules be suspended, and three items of regular business be acted upon.

Motion carried.

Mr. Emerson Ohl, local Manager of the Michigan Bell Telephone Co., presented the problem of his company in connection with the location of a new building to the north of their present building, in the 200 Block of N. Capitol Ave. He pointed out that due to a supposed clearance with the City of Lansing, complete plans were drawn by the Michigan Bell Telephone Co. to erect the new building to within four inches of the alley, directly south of Ionia St. in an area eight feet of which has been precise platted for future alley widening. The Director read a communication from the City Council's Committee on Planning and the City Engineer, recommending that the precise plattting in this area be amended to permit the proposed construction, and that eight feet be precise platted on the East side of the alley at this point. After reviewing the reason for precise plattting as shown on the present precise plat of Block 96, it was moved and supported that the City Council be notified that the City Plan Commission still believes that the alley in Block 96 as precise platted at the present time is not the most desirable alley, since a straight alley is always preferable, but is the most economical area in which to construct the desired 20 ft. width alley because precise area is either vacant land or occupied by old build-

ings. However, in view of the misunderstandings by both the Telephone Co. and the City, and subsequent developments, we do not enter an objection to moving the precised area at the north end of this alley to the east side of the alley.

Motion carried.

The petition to rezone property on the West side of Seager Street was discussed. It was moved and supported that the petition be tabled.

Motion lost.

It was moved and supported that we recommend to the City Council that the petition by Hardware Realty Co. to rezone lots 13, 14, 15, 16, 17, 18 and 19, Turner & Smith's Subd., of Lot No. 6 of Townsend's Subd., from "A" One Family Residence District to "I" Heavy Industrial District, and Lots 20, 21, & 22, Turner & Smith's Subd., of Lot No. 6 of Townsend's Subd., (W. side of Seager St.) from "F" Commercial District to "I" Heavy Industrial District be granted because the rezoning would be in keeping with the zoning of surrounding property.

Motion carried.

The resolution by the City Council regard-

ing authorization for the location of a building to be used as a lubricitorium by the U. S. Government, in connection with the operation of a branch of the Lansing Post Office, by special permit, in an area beginning 90 ft. east of the N.W. corner of Lot 14, Assessor's Plat No. 43, thence east 140 ft., thence south 70 ft., thence west 140 ft., thence north 70 ft., to the place of beginning, which was referred to the City Plan Commission for a report regarding the effect of such proposed building and use thereof for a service garage upon the character of the neighborhood, traffic conditions, public utility facilities, and other such matters pertaining to the general welfare, was discussed. It was pointed out in the discussion that approximately 30 parking spaces could be provided which was not in the original plans. It was moved and supported that we report to the City Council that the report of the City Plan Commission regarding the effect of the proposed building in this area is the same as that of June 6, 1955, except that the parking problem would be somewhat relieved if the 30 parking spaces were provided in the available area under the new plan.

Motion carried.

The meeting adjourned at 10:15 P.M.

VICTOR G. LEYER,

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings April 5, 1956

April 5, 1956,
City Hall Annex,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Commissioners Brisbin, Crego, Froh, Klock, Leadley, Obrecht, Teel and Thornton—(8).

Ald. Belen (Council Committee)—1.

Absent—Commissioner Oswald—(1).

Ald. Moore and Bradshaw (Council Committee)—2.

The proceedings of the regular meeting of March 1, 1956 were approved.

The proceedings of the special meeting of March 15, 1956 were approved.

The Director presented the final plat of Eton Downs Subd. and pointed out an error in one of the street names and omission of some lot dimensions, and outlet A in the legal description in the dedication.

It was moved and supported that we recommend to the City Council that the plat of Eton Downs Subdivision be approved subject to the satisfactory correction of the errors and omissions.

Motion carried.

Commissioner Teel reported that he had reviewed the decree of Judge Coash regarding Lot No. 64, Olds Park Addition, which changed the zoning of this lot from "B" One Family Residence District to "J" Park-ing District.

It was moved and supported that the Building Commissioner be notified that in

addition to hard surfacing, screening consisting of a 36-inch face brick wall with a pre-cast stone cap, be constructed, on the south, west, and north lines of Lot 64, Olds Park Addition, except for drive openings.

Motion carried.

A letter of resignation from Dan Moore, Senior Planner, addressed to the Director and to the City Plan Commission, was read.

It was moved and supported that the resignation be accepted.

Motion carried.

The Director then reported on his actions to fill the vacancy caused by the resignation of the senior planner, and that his letter to the Salary and Personnel Committee had been referred to the City Plan Commission for their comment.

It was moved and supported that a letter be addressed to the Personnel Director and to the City Council's Committee on Personnel and Salaries, advising them that the Commission concurs with the action of the Director.

Motion carried.

Procedure regarding the filing of petitions for rezoning was discussed.

It was moved and supported that the matter of a fee in connection with petitions for rezoning be referred to the Ordinance Committee of the Commission.

Motion carried.

Attorney Joseph Plank appeared before the Commission in favor of the petition to rezone property at 1419 E. Saginaw Street.

After some discussion it was moved and supported that we recommend to the City Council that the petition by Alvin and Thelma Easterling to rezone Lot No. 63,

Plat of Taylor Abstract Co.'s Addition, being a part of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 10, T4N, R2W, City of Lansing, (1419 E. Saginaw Street) from "B" One Family Residence District to "C" Two Family Residence District, be not granted, because such zoning would constitute "spot zoning" since it would create a small section of "C" Two Family Residence District in an area zoned entirely "B" One Family Residence District and this is not a logical location for a Two Family Residence District, any change to Two Family would not be based upon a comprehensive plan.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition to rezone Block A, of James Seymour's Subd., on Block 26 and 27, (area bounded by W. Grand River Avenue, Pine Street, Willow Street, and Chestnut Street) from "B" One Family Residence District to "C" Two Family Residence District be granted, because it is a logical extension of the existing Two Family District and is in an advantageous location for two family use.

Motion carried.

Mr. Charles E. Sherry appeared before the Commission to explain his need for off-street parking on property at 111 Shepard Street.

It was moved and supported we recommend to the City Council that the north 30 feet of Lot 7, Block 2, Assessor's Plat No. 16, (111 Shepard Street) be rezoned from "C" Two Family Residence District to "J" Parking District, providing for a properly treated redwood or cedar fence, said fence to be of the louvered type with boards running perpendicular to the ground and five feet six inches in height on the south line of the parking area, and that the balance of the property remain in its present zoning classification.

Motion lost.

It was then moved and supported that we recommend to the City Council that the petition by Charles E. Sherry to rezone Lot 7, Block 2, Assessor's Plat No. 16, (111 Shepard Street) from "C" Two Family Residence District to "J" Parking District, be granted providing for a properly treated redwood or cedar fence, said fence to be of the louvered type with boards running perpendicular to the ground and five feet six inches in height on the south line of the parking area, because "J" Parking is a logical use of this property to provide off-street parking space for business uses along Michigan Avenue.

Motion carried.

Mr. Raymond Rapaport appeared before the Commission in favor of his petition to rezone property at 807 W. Allegan Street from "D-M" Multiple Dwelling District to "D-1" Professional Offices District.

After considerable discussion it was moved and supported that we recommend to the City Council that the petition by Raymond Rapaport to rezone the east 3 rods of Lot No. 6, of Block 2, of Bush, Butler and Sparrows Addition, (807 W. Allegan Street) from "D-M" Multiple Dwelling District to "D-1" Professional Offices District be not granted because such rezoning in this location would constitute "spot zoning" since it would create a fraction of one lot of "D-1" Classification in an area zoned "D-M" Multiple Dwelling District and would not be logical or based upon a comprehensive plan, as a "D-1" Professional Offices District should be of substantial size located in areas adjacent to the downtown section where the size and character of the houses lend themselves to their conversion for professional office use, and where "new" office buildings will not look misplaced or be detrimental to existing properties.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Gene Vos to rezone the S. 42 feet of Lot 4 except the W. 100 feet thereof, of Block 10, Parkplace Addition, (702 W. Barnes) from "C" Two Family Residence District to "F" Commercial District, be not granted because the extension of the existing "F" Commercial District into the residential district would be an encroachment on the houses in the area, and the property should be reserved for off-street parking.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition to rezone Lots 1, 2, 3, 4, 9, 10, 11, and 12, Block 37, (1100 Block Walnut and Chestnut Streets and the 400 Block of West Grand River) from "B" One Family Residence District to "C" Two Family Residence District be granted, because the requested zoning is a logical extension of the existing "C" Two Family Residence District and is in an advantageous position for Two Family use.

Motion carried.

Attorney Leo Farhat represented Melvin R. Barnes in the petition to rezone property in the 3900 Block of S. Cedar Street from "A" One Family Residence to "F" Commercial District. Mr. Farhat advised the Commission that Mr. Barnes is contemplating the purchase of additional property adjacent to his present property but has no definite commitment as yet.

After some discussion it was moved and supported that we recommend to the City Council that the east 120 feet of Lots 16, 17, 18, 19, 20, 21, 22 and 23, Jessop's Home Gardens (3900 Block S. Cedar Street) owned by Melvin R. Barnes, be rezoned from "A" One Family Residence District to "F" Commercial District, and that the east 44 feet of the west 64 feet of Lots No. 16, 17, 18, 19, 20, 21, 22, and N. $\frac{1}{2}$ of Lot 23, and the east 4 feet of the west 64 feet of the south $\frac{1}{2}$ of Lot 23, Jessop's Home Gardens, be rezoned from "A" One Family Residence District to "J" Parking District, subject to deed for the west 20 feet of this property for alley purposes because if adequate off-street parking and an alley are provided, "F" Commercial District is a logical use for this property.

It was moved and supported that this petition be tabled.

Motion carried.

The Director reported on his conversation with Mr. Thomas I. Smith regarding the rezoning of his property in the 2600 Block of S. Cedar Street.

It was moved and supported that we recommend to the City Council that the west 100 feet of Lot 174, 175, and north 3 feet of Lot 173, South Parkwood Addition, be rezoned from "A" One Family Residence District to "F" Commercial District, and that the west 100 feet of the South 42 feet of Lot 173, South Parkwood Addition, and the east 46 feet of Lot 175, South Parkwood Addition, be rezoned from "A" One Family Residence District to "J" Parking District, providing the east 20 feet of Lot 173, and 174, South Parkwood Addition, and the east 20 feet of the

west 120 feet of Lot 175, South Parkwood Addition, be deeded to the city for alley purposes, because the requested rezoning would then be in keeping with the existing and developing character of this area which is abutted on the north and on the south by "F" Commercial District zoning, with off-street parking and an alley.

Motion carried.

The Director explained that property owned by Warren Holmes Co. in the 800 Block of North Washington Avenue has been rezoned to "D-1" Professional Officer District which takes care of their requirements.

It was moved and supported that we recommend to the City Council that no action be taken on the petition by Warren Holmes Co. to rezone Lot 10, south 27 feet of Lot 11, north 11 feet of Lot 9, south 93 feet of Lots 1-4 and Lot 5, and north 3 rods of Lot 2-3 and Lot 6, Block 52, (800 Block North Washington Avenue) from "D" Apartment District to "E" Apartment-Shop District, because their requirements are met by the "D-1" Professional Offices zoning to which this property has been rezoned.

Motion carried.

Chairman Obrecht announced that a special meeting would be held on Thursday, April 19, 1956, for the purpose of discussing the work on the Master Plan to date.

The meeting adjourned at 10:00 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings April 19, 1956

April 19, 1956,
City Hall Annex,
Lansing, Michigan.

The special meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Commissioners Brisbin, Crego, Klock, Leadley, Obrecht, Oswald, and Teel (7).

Alderman Belen (Council Committee).

Absent—Commissioners Froh and Thornton—(2).

Aldermen Bradshaw and Moore (Council Committee).

The Chairman announced that this meeting has been called for the purpose of reviewing the progress and findings in connection with the work on the new Master Plan to date.

The Director outlined briefly the sequence of the major sections of the Master Plan, and the procedure in the making of the plan.

Dan Moore, Senior Planner, assisted by Rolf Campbell, explained in detail the technical aspects of the studies and all the maps which had been prepared to date.

The meeting adjourned at 9:30 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings May 3, 1956

May 3, 1956

City Hall Annex
Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Commissioners Brisbin, Crego, Froh, Klock, Leadley, Obrecht, Oswald, Teel and Thornton—9.

Aldermen Belen and Moore. (Council Committee).

Absent—None.

Alderman Bradshaw. (Council Committee).

The Proceedings of the regular meeting of April 5, 1956, were approved.

The Proceedings of the Special Meeting of April 19, 1956, were approved.

Mr. William Forgrave of the Midway Realty Co. discussed with the Commission the tentative plat of the proposed Holly Park Subd.

After considerable discussion it was moved and supported that the tentative plat of Holly Park Subd. be tentatively approved subject to minimum lot widths of 55 ft. in the plat, and the deeding to the city of the indicated lot, 60 ft. in width, between Lots No. 22 and 23, as shown on the tentative plat, in the easternly row of lots.

Motion carried.

A communication from Oldsmobile Division of General Motors Corp. requesting the vacating of portions of Cowles and Albert Streets, was read.

It was moved and supported that we recommend to the City Council that

Cowles Street, from the south line of Olds Avenue, to the south line of Albert Street, and Albert Street, from the west line of Cowles Street to the east line of Birch Street, be vacated, subject to existing easements and rights for utilities, publicly or privately owned.

Motion carried.

A letter from the Lansing Board of Education, addressed to the City Council, requesting the use of Lots Nos. 5, 6, 7, and 8, Block 117, located on West Washington Street, for off-street parking, under lease by the Capitol Parking Service Inc., was read together with a request from the City Council for a report regarding the effects of such proposed use upon the character of the neighborhood, traffic conditions, public utility facilities, and other matters pertaining to the general welfare.

It was moved and supported that a report be made to the City Council as follows:

Effect of Such Use Upon the Character of the Neighborhood:

There would no detrimental effect upon the character of the surrounding neighborhood if the provisions of the "J" Parking section of the Zoning Ordinance are required.

Effects of Such Use Upon Traffic Conditions:

There would be no extra burden on traffic conditions by the proposed use with the plans the way they are now proposed, showing no curb cuts on Townsend St.

Effects of Such Use Upon Public Utility Facilities:

There will be no excessive use of existing facilities and thereby no detrimental effect.

Effect of Such Use Upon Other Matters Pertaining to the General Welfare:

The market and assessed valuations of

the surrounding properties as now zoned will not be adversely affected by the proposed use.

Motion carried.

A letter from Leo A. Farhat, attorney for John Nosal, regarding the resolution adopted by the City Plan Commission at their meeting on April 5, 1956, requiring a face brick wall on the south, west, and north lines of Lot 64, Olds Park Addition, zoned "J" Parking, was read.

It was moved and supported that the City Attorney be requested to give a written report as to our authority in the matter, and that he be asked to meet with the Commission.

Motion carried.

Chairman Obrecht reminded the Commission that this is the time to take the necessary action to extend the contract for the services of Ladislas Segoe and Associates, our consultant, for the next year.

It was moved and supported that the Chairman be instructed to sign the necessary papers for the extension of the contract.

Motion carried.

Mr. Lawler of Consumers Power Company explained the reason for their petition to rezone property at the rear of 518 West Willow St., to "J" Parking.

It was moved and supported that we recommend to the City Council that the north 176 ft. of Lot 67, Assessor's Plat No. 15, (rear of 518 West Willow St.) owned by Consumers Power Company, be rezoned from "C" Two Family Residence District to "J" Parking District, screening on the east and south lines of the property to consist of an adequate number of evergreen vines to cover the existing and proposed chain link fence, because this is a logical use of this property to provide needed off-street parking space.

Motion carried.

Erma C. Wise appeared in favor of her petition to rezone property at 1024 W. Ottawa St. from "C" Two Family Residence District to "D-M" Multiple Dwelling District.

It was moved and supported that we recommend to the City Council that the west 4 rods of the south 102 ft. of Lot 3, Block 8, Claypool's Subd., (1024 W. Ottawa St.) owned by Erma C. Wise, remain in its present zoning classification because the establishment of a "D-M" Multiple Dwelling District in this location would constitute "spot zoning" since it would

create one lot of "D-M" Multiple Dwelling District in an area zoned entirely "C" Two Family Residence District, it is not a logical location for "D-M" Multiple Dwelling District use and any change to such use would not benefit the neighboring area or the community as a whole.

Motion carried.

It was moved and supported that we recommend to the City Council that the west $\frac{1}{2}$ of Lot 7, and the east 7 ft. of the south 119 and $\frac{3}{4}$ ft. of Lot 8, Block 2, Park Place Add., (122 West Barnes Ave.) owned by Mrs. Isabelle Tredway, remain in its present zoning classification because the establishment of a "D-M" Multiple Dwelling District in this location would constitute "spot zoning" since it would create one lot of "D-M" Multiple Dwelling District in an area zoned entirely "C" Two Family Residence District, it is not a logical location for "D-M" Multiple Dwelling District use and any change to such use would not benefit the neighboring area or the community as a whole.

Motion carried.

Mr. Leo Farhat and Mr. Melvin Barnes appeared to discuss further the petition to rezone property in the 3900 block of South Cedar St., from "A" One Family District to "F" Commercial District.

It was moved and supported that the petition be taken from the table.

Motion carried.

After considerable discussion with the petitioner it was moved and supported that the petition by Melvin Barnes to rezone Lots No. 16, 17, 18, 19, 20, 21, 22, all of Lot 23 except the W. 60 ft. of the S. $\frac{1}{2}$ of said Lot, Jessop's Home Gardens, (3900 Block South Cedar St.) from "A" One Family Residence District to "F" Commercial District, be referred to the staff and the city attorney for a written report, on the validity of deed restrictions and any other aspects pertaining to the petition, at the special meeting to be held with our consultant after May 15th.

Motion carried.

All members present agreed that they could be present at a meeting with their consultant on Wednesday, May 16th.

Several other items of interest to the Commission were briefly discussed.

The meeting adjourned at 10:45 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings May 16, 1956

May 16, 1956,
City Hall Annex,
Lansing, Michigan,

The special meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present: Commissioners Brisbin, Crego, Froh, Leadley, Obrecht, Oswald, and Teel —(7).

Absent—Commissioners Klock and Thornton—(2).

Aldermen Belen, Bradshaw and Moore—(Council Committee).

The Chairman announced that this meeting has been called for the purpose of further discussing the petition to rezone property in the 3900 Block of South Cedar Street and the City Attorney's opinion thereon, and to review with our consultant the progress to date, and future program in connection with the work on the new Master Plan.

A letter from attorney George Sidwell, acting as city attorney, in the matter regarding deed restrictions on property in connection with Lots No. 16, 17, 18, 19, 20, 21, 22, all of Lot 23, except the west 60 feet of the south $\frac{1}{2}$ of said lot, Jessop's Home Gardens, (3900 Block of South Cedar Street) owned by Melvin Barnes, under

consideration for rezoning from "A" One Family Residence District to "F" Commercial District, was read and discussed. Due to the unavoidable absence of attorney Sidwell, answers to additional questions regarding this petition were not available.

It was moved that the petition be tabled for further study and further consultation with Mr. Sidwell, acting as City Attorney in this matter.

Motion carried.

Chairman Obrecht turned the meeting to Mr. Charles Matthews, of Ladislas Segoe & Associates, our consultant, who reviewed the progress to date on the new Master Plan, pointing out that lack of sufficient personnel on the Planning staff has retarded the progress, thus extending the completion date of the Master Plan beyond the time considered most advantageous for its completion.

Mr. Matthews reported that the major streets plan was of major concern at this time. He advised the Commission that it is hoped that the generalized land use plan might be completed in the next sixty to ninety days since studies of the various parts are nearing completion. Mr. Matthews answered numbers of questions regarding the new Master Plan directed to him by members of the City Plan Commission.

The meeting adjourned at 10:15 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings June 7, 1956

June 7, 1956,
City Hall Annex,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present—Commissioners Brisbin, Crego, Froh, Klock, Leadley, Obrecht, Oswald, Teel and Thornton—(9).

Aldermen Belen—(Council Committee).

Absent—None.

Alderman Bradshaw and Moore—(Council Committee).

The proceedings of the regular meeting of May 3, 1956, were approved.

The proceedings of the special meeting of May 16, 1956, were approved.

An overall zoning plan for the South side of the 2100 and 2200 Blocks of W. St. Joseph Street, the 2100 Block of W. Main Street on both sides and the 2100 Block of William Street on the North side was discussed at considerable length.

It was moved and supported that we recommend to the City Council that Lots 7 to 28 inclusive, Ellendale Subd. and Lots 1 to 10 and 18 to 30 inclusive, Smith's Subd., (2100 and 2200 Blocks of W. St. Joseph Street, 2100 Block W. Main Street and 2100 Block of William Street) remain in their present zoning classification until the completion of the new Master Plan or change of zoning ordinance.

Motion carried.

Mr. Francis Bateman appeared in behalf of his petition to rezone the property at the Southwest corner of Logan and Hillsdale Streets.

It was moved and supported that we recommend to the City Council that the petition by the owners to rezone Lots 75, 76 and 77, Assessors Plat No. 42 (S.W. corner of Logan and Hillsdale Streets) from "C" Two Family Residence District to "E-1" Drive-In Shop District be granted because the requested zoning is an extension of an existing commercial zone for a logical use of the property.

Motion carried.

Mr. Walter Neller explained his plan for the use of property in the 3100 and 3200 Block of S. Cedar Street.

It was moved and supported that we recommend to the City Council that the petition by Poxson Homes, Inc., to rezone Lots 38 through 44 inclusive, Cedarbrook Subd. (3200 Block of South Cedar Street) from "A" One Family Residence District to "D" Apartment District and to rezone Lots 32 through 37 inclusive, Cedarbrook Subd. (3100 Block S. Cedar Street) from "A" One Family Residence District to "E-1" Drive-In Shop District be granted because the requested zoning is the logical zoning of this property and that construction of a retaining wall along the East side of property and proper drainage for the safety of the city be provided.

Motion carried.

Mr. Floyd C. Bailey appeared before the Commission on behalf of his petition to rezone his property at 2310 E. Saginaw Street to permit construction of a gasoline filling station.

It was moved and supported that we recommend to the City Council that the petition by Floyd C. Bailey to rezone Lots 77 and 78, Foster Farms Addition (2310 E. Saginaw Street) from "B" One Family Residence District to "E-1" Drive-In Shop District be not granted because the establishment of an "E-1" Drive-In Shop classification at this location would create two lots of "E-1" Drive-In Shop classification in an area zoned "B" One Family Residence District which would not be based upon a comprehensive plan causing the encroachment of commercial use on the homes in the area and tend to restrict the

free flow of traffic existing along this arterial street.

Motion carried.

Mr. Earl E. Nihart appeared before the Commission in support of his petition to rezone his property at 2301 N. Larch Street.

It was moved and supported that we recommend to the City Council that the petition by Earl E. Nihart to rezone Lots 7 and 8 Paynter's Heights Subd. from "A" One Family Residence District to "C" Two Family Residence District (2301 N. Larch Street) and Lots 5 and 6 Paynter's Heights Subd., excepting a parcel lying Easterly of a line 50 feet Westerly of and parallel to the center line of U. S. 27 as now surveyed from "A" One Family Residence District to "E-1" Drive-In Shop District be granted because the requested zoning for "E-1" Drive-In Shop is an extension of an existing commercial zone and the requested zoning to two family residence on the adjoining property will permit removal of two family residence now situated on the potential "E-1" Drive-In Shop zoned property.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by McKesson and Robbins, Inc., to rezone the E. 70 feet of the S. 517 feet of the N. 567 feet of Lot 45, Assessor's Plat No. 11 (1300 and 1400 Blocks of Sunset Avenue) from "F" Commercial to "H" Light Industrial District be granted because the requested zoning is a logical extension of an existing Industrial District properly located for such use.

Motion carried.

A letter from Attorney Sidwell regarding the petition to rezone property in the 3900 Block of S. Cedar Street was read. The discussion that followed again emphasized the necessity of provision for off-street parking and access to the rear of business buildings for loading and unloading purposes, particularly along major streets and highways, for the protection and safety of the motorist and the general public before property is suitable for consideration for Commercial Zoning.

It was then moved and supported that, whereas, in order to avoid or minimize traffic hazards in the vicinity, provision for off-street parking and access to the rear of business buildings for the protection of the public and the general welfare is necessary before this property is suitable for consideration for commercial zoning, that, therefore, upon receipt of a deed to the West 20 feet of Lots 82 and 105, Jessop's Home Gardens Subd. for alley purposes to provide the above mentioned access to the rear of existing and potential business buildings in the 3900 Block of S. Cedar Street that we recommend to the City Council that such deed be accepted and that the East 120 feet of Lots 16, 17, 18, 19, 20, 21, and 22, Jessop's Home Gardens Subd. (3900 Block S. Cedar Street)

be rezoned from "A" One Family Residence District to "F" Commercial District and that the East 120 feet of Lot 23, Jessop's Home Gardens be rezoned from "J" Parking District to "F" Commercial District and that the West 64 feet of Lots 16, 17, 18, 19, 20, 21, 22 and the West 64 feet of the North $\frac{1}{2}$ of Lot 23 and the East 26 feet of Lots 82 and 105 all in Jessop's Home Gardens Subd. be rezoned from "A" One Family Residence District to "J" Parking District.

Motion carried.

The Director reported that the owner of property at the N.W. corner of Logan and Berrien Streets is now ready to develop the rear portion of his property which is zoned "J" Parking for a parking lot and has inquired as to the type of screening that he will be required to provide. He also reported that the owner of the residence directly West of the parking lot has no particular preference as to the type of screening and will be satisfied with either evergreen planting or a louvered fence.

It was moved and supported that the Building Inspector be notified that the screening requirement on the West and South lines of the W. 25 feet of Lots 19 and 20, Olds Park Addition shall consist of either dense evergreen plantings or a fence of the louvered type with boards running perpendicular to the ground and five feet six inches in height with a curb 3 feet inside of the West property line to protect the screening from damage by the bumper of the cars.

Motion carried.

A letter from Acting City Attorney, George R. Sidwell, regarding the screening of Lot 64, Olds Park Addition, owned by Mr. John Nosal and zoned "J" Parking was read. The discussion that followed again pointed out that the type of wall specified in the letter to the Building Commissioner is most conducive to the preservation of the real and aesthetic property value of a single family residence district. It was agreed that no further action by the City Plan Commission is necessary.

It was moved and supported that we recommend to the City Council that the alley between W. St. Joseph and Hillsdale Streets in the 1300 Block be vacated provided the signatures of all adjoining property owners are obtained on the petition.

Motion carried.

It was moved and supported that we recommend to the City Council that the North 10 feet of the East 30 feet, more or less, of the alley on Lots 2 and 4 of Block 32 be vacated.

Motion carried.

The meeting adjourned at 10:30 P.M.

VICTOR G. LEYRER,
Secretary.

By Ald. Hauser—

Resolved by the City Council of the City of Lansing:

That the foregoing claims be allowed and the City Clerk be and she is hereby authorized to draw orders on the City Treasurer for the amount allowed each claimant.

Adopted by the following vote:

Yea—Ald. Becker, Belen, Bradshaw, Brooks, Dean Hauser, Heller, Kircher,

Klock, Kowalski, Moore, Murningham, Potter—13.
Nays—None.

Council adjourned at 10:15 P.M.

MILLIE M. BROWN,
City Clerk.

July 9, 1956

Lansing, Michigan

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings, July 5, 1956

July 5, 1956

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Vice-Chairman, LaRoy A. Froh, at 7:30 P.M.

ROLL CALL

Present—Commissioners Brisbin, Froh, Klock, Leadley, Oswald, Teel and Thornton—7.

Absent—Commissioners Obrecht and Grego—2.

Aldermen Bradshaw, Belen and Moore. (Council Committee.)

The Proceedings of the regular meeting of June 7, 1956, were approved.

Mr. John Whittaker, Engineer, and Mr. John Brattin, Attorney for the Lansing Broadcasting Company, explained to the Commission the reason for their request to have their property East of Lowcroft and Fenton Sts. rezoned from "A" One Family Residence District to "F" Commercial District, pointing out that the rezoning is necessary to permit them to develop this property for their use. They stated that it is their intention to retain ownership of this property and combine their

operation on this property. They also indicated their willingness to deed to the City a 25 ft. strip of land on the South edge of their property for the future extension of Cavanaugh Rd. The Members of the Commission discussed the advisability of a buffer strip around this property to protect the adjoining residential areas. It was moved and supported that the petition by the Lansing Broadcasting Company to rezone property beginning at the S.E. Cor. of Foster's Holmes Road Sub., thence North along the East line of said Sub. 981.76 ft., thence N. 89° 37' East 180 ft., thence North 1.22 ft., thence North 89° 37' East 313.33 ft., thence South 200 ft., thence N. 89° 37' E. 493.33 ft. to the West 1/8 line of Sec. 33 T4N, R2W, thence South 782.98 ft. to the East and West 1/4 line of said Sec. 33, thence South 89° 37' West 986.66 feet to the place of beginning, (East of Lowcroft and Fenton Sts.) be tabled and that the Director contact the petitioner to determine the location of their proposed buildings.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Walter Czubak to rezone the East 20 ft. of the N. 66 ft. of Lot 2, Block 5, Cadwell's Sub. from "B" One Family Residence District to "F" Commercial District and the W. 46 ft. of the N. 66 ft. of Lot 2, Block 5, Cadwell's Sub. (rear of 1600 S. Logan St.) from "B" One Family Residence District to "J" Parking District be granted providing for a properly treated louvered Redwood or

Cedar fence with boards running perpendicular to the ground five feet, six inches in height with protective curbing on the West side of the "J" Parking District area, because the requested zoning is a logical extension of the existing Commercial District and there exists a need for off-street parking space in connection therewith.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Zoo L. Parks to rezone Lot 11, Taylor Abstract Co.'s Addition (1502 May St.) from "B" One Family Residence District to "C" Two Family Residence District be not granted because the establishment of "C" Two Family Residence in this location would create a small section of "C" Two Family Residence District in an area zoned entirely "B" One Family Residence District which is not a logical location for a two family district, and would not be based on the Comprehensive Plan.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Ogle W. Mourer and the Standard Oil Co. to rezone the W. $\frac{1}{2}$ of the E. $\frac{1}{2}$ of Lot 12, Block 35 (221 W. Grand River Ave.) from "C" Two Family Residence District to "E-1" Drive-In Shop District be granted and that the W. $\frac{1}{2}$ of Lot 12, Block 35 (adjoining property to the West) be rezoned from "F" Commercial District to "E-1" Drive-In Shop, because the requested zoning will permit the extension of the present "E-1" Drive-In Shop use, and "E-1" Drive-In Shop District for the entire parcel will make the zoning in the area more uniform.

Motion carried.

Mr. Marker, District Manager, Gulf Refining Company, appeared in favor of the petition to rezone property at 300 and 304 W. Willow St. to "E-1" Drive-In Shop District pointing out that the type of gasoline line filling station which they would construct at this location would not be detrimental to the surrounding property.

It was moved and supported that we recommend to the City Council that the petition to rezone the S. 117 ft. of Lot 1, Robinson & Carrier Subd. of Lots 1 and 2, Block 25 (300 and 304 W. Willow) from "D-M" Multiple Dwelling District to "E-1" Drive-In Shop District be granted.

Motion lost.

It was then moved and supported that this matter be reconsidered.

Motion carried.

It was then moved and supported that the petition to rezone the S. 117 ft., Lot 1, Robinson & Carrier Subd. of Lots 1 and 2, Block 25 (300 and 304 W. Willow St.) be tabled for one month and the matter be referred to the Traffic Engineer for his opinion as to the effect of the proposed use upon the traffic conditions at this intersection.

Motion carried.

Mr. Tom McGurrin, Attorney for the owners of property in the 1400 Block of W. Mt. Hope Ave., requested that their petition to rezone the S. $\frac{1}{2}$ of Lot 18 and Lots 19, 20 and 21, Weldon's Add. (1836 Park Ave., 1833 Pattengill and 1400 Block of W. Mt. Hope Ave.) from "B" One Family Residence District to "E-1" Drive-In Shop District be tabled to permit them to show the people in the area the proposed type of development on this property. Mr. Edward V. Price, 1822 Park Ave., Mr. Carl J. Kolb, 1830 Park Ave., Mr. Bert Robbins, 1828 Park Ave., Mr. Donald J. Bryhan, 1510 W. Mt. Hope Ave., Mr. Walter Kurilchyk, 1829 Pattengill, protested that the proposed use would reduce their property values in a good residence area and tend to become a "Hang Out" for juveniles. Mr. Dilworth of the Gulf Refining Company, then showed some slides of the type of gasoline service station proposed for this property and now operating in two high class residential districts in Toledo, Ohio. After some further discussion it was moved and supported that the petition to rezone the South $\frac{1}{2}$ of Lot 18 and Lots 19, 20 and 21, Weldon's Addition (1836 Park Ave., 1833 Pattengill and 1400 Block of W. Mt. Hope Ave.) from "B" One Family Residence District to "E-1" Drive-In Shop District be tabled at the request of the petitioner.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by William F. Young to rezone Lot 3, Block 1, Assessor's Plat #32 (1048 N. Larch St.) from "C" Two Family Residence District to "H" Light Industrial District be granted because this zoning is a logical extension of an existing industrial district.

Motion lost.

Commissioner Klock arrived.

It was moved and supported that this matter be reconsidered.

Motion carried.

It was moved and supported that we recommend to the City Council that the

petition by William F. Young to rezone Lot 3, Block 1, Assessor's Plat #32 (1048 N. Larch St.) from "C" Two Family Residence District to "H" Light Industrial District be granted and that Lots 4 & 5, West 99 ft. of Lot 6 and Lots 7 to 23 inclusive of Block 1, Assessor's Plat #32 and the West 99 ft. of Lots 8, 9 and 10, Turner's Sub. (balance of the property on the East side of N. Larch St. from Sheridan St. to the commercial property at E. Grand River Ave.) also be rezoned from "C" Two Family Residence District to "H" Light Industrial District because this zoning is a logical extension of existing industrial district.

Motion Carried.

It was moved and supported that the triangular plot of land bounded by properties facing Maplehill and Glenwood Sts. and Hunter Blvd., and the eight foot entrance to this property between Lots 500 and 501, Maplehill Sub. be vacated and revert to the abutting property owners.

Motion carried.

It was moved and supported that the City Council be advised that the Commission has no jurisdiction over the granting or denying of curb cuts but will be happy to make a study of this matter in the entire downtown area if so desired by the City Council.

Motion carried.

A copy of a letter to the City Council from Edith Eve Davis and Mrs. Bessie Davis Reasoner, regarding the downtown alley program as it effects their property, was read. After some discussion it was moved and supported that the matter of hearing objections to the Ordinance in connection with the precised platting of the

downtown alleys by interested property owners be tabled until receipt of the City Attorney's opinion on the question which has been asked for by the City Council.

Motion carried.

It was moved and supported that a letter be sent to Mrs. Edith Eve Davis acknowledging receipt of a copy of her letter to the City Council and informing her that her letter had been read to the City Plan Commission.

Motion carried.

It was moved and supported that the annual dues of the Commission members and staff to the Michigan Society of Planning Officials be paid.

Motion carried.

It was moved and supported that Commissioner Brisbin again be appointed the Commission's delegate, and the Director, the staff delegate to the Community Services Council for the year beginning July 1, 1956.

Motion carried.

It was moved and supported that the possible revision of the Non-Conforming Use Section in the Lansing Zoning Ordinance be referred to the Ordinance Committee of the Commission.

Motion carried.

The meeting adjourned at 11:05 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings, August 2, 1956

August 2, 1956

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

ROLL CALL

Present: Coms. Brisbin, Crego, Froh, Klock, Leadley, Obrecht, Oswald and Teel —8.

Ald. Belen. (Council Committee)

Absent: Coms. Thornton—1.

Ald. Moore and Bradshaw. (Council Committee)

The proceedings of the regular meeting of July 5, 1956, were approved.

Letters from the Traffic Engineer regarding the effect of zoning for gasoline filling stations on N. Grand River Ave. were read, received and placed on file.

A letter from Leo Farhat, Attorney for Melvin Barnes regarding property in the 3900 Block S. Cedar St. was read.

It was moved and supported that the letter be received and placed on file.

Motion carried.

A letter from Leo Kositcheck referring to the proposed ordinance in connection with the precised platting of downtown alleys was read.

It was moved and supported that the communication be received and placed on file.

Motion carried.

Ald. Klock was excused from the meeting.

It was moved and supported that we recommend to the City Council that the petition by the Gulf Refining Company and the owners to rezone the S. 117 ft. of Lot 1, Robinson Carrier Subd. of Lots 1 and 2, Block 25 (300 and 304 W. Willow St.) from "D-M" Multiple Dwelling District to "E-1" Drive-In Shop District be granted because the property is situated on Grand River Avenue which is adequate in facilities to provide for the proposed use and because of the general character of the area and existing conditions of age of dwellings, traffic and soforth, the requested use will not be detrimental to the adjacent neighborhood and is more suitable than a residential use.

Motion carried.

Mr. John Pomeroy of the Lansing Broadcasting Company appeared before the Commission in behalf of his petition to rezone the property at the East of Lowcroft and Fenton Sts. Mr. Pomeroy expressed a desire to deed the South 30 ft. of this property for the extension of Cavanaugh Rd. to provide future ingress and egress to this property and to place deed restrictions on the property to provide that the property may be used only for purposes of a radio or television broadcasting facility, or for the use permitted in the surrounding area at any time.

It was moved and supported that we recommend to the City Council that the deed for the S. 30 ft. of (property described as Beginning at the S.E. Cor. of Foster's Holmes Road Sub., thence North along the East line of said Sub. 981.76 ft., thence N. 89° 37' East 180 ft., thence North 1.22 ft., thence North 89° 37' East 313.33 ft., thence South 200 ft., thence N. 89° 37' E. 493.33 ft. to the West $\frac{1}{4}$ line of Sec. 33, T4N, R2W, thence south 782.98 ft. to the East and West $\frac{1}{4}$ line of said Sec. 33, thence South 89° 37' West 986.66 feet to the place of beginning) be accepted for street purposes and that the balance of the property be rezoned from "A" One-Family Residence District to "F" Commercial District.

Motion carried.

It was moved and supported that we recommend to the City Council that the

petition by Herbert T. Graham to rezone Lots 526, 527 and 528, Maple Hill Sub. (4100 Block Glenwood Ave.) from "A" One-Family Residence District to "D" Apartment District be not granted because apartment buildings are not the proper use for this property and would prove detrimental to the adjacent area since it would establish a spot of "D" Apartment zoning in an area zoned "A" One-Family Residence District.

Motion carried.

Mr. William Forgrave and representatives of the Redeemer Lutheran Church and the Mayflower Congregational Church appeared before the Commission to discuss the rezoning of property in the 2700, 2800, and 2900 Blocks of W. Mt. Hope Ave.

It was moved and supported that we recommend to the City Council that the S. 108 ft. of Lots 13, 14 and 15, and the S. 70 ft. of Lots 19, 20 and 21 of Eaton Downs Sub. be rezoned from "A" One-Family Residence District to "J" Parking District and that the balance of Lots 13, 14, 15, 19, 20 and 21 and all of Lots 4, 5, 6, 10, 11, and 12 of Eaton Downs Sub. be rezoned from "A" One-Family Residence District to "B" One-Family Residence District because the requested zoning is a reasonable use of the property and that Lots 7, 8, 9, 16, 17 and 18, Eaton Downs Sub., remain in "A" One-Family Residence District as requested by the petitioner.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Merlin G. Duncan to rezone Lot 4, Block 5, Assessor's Plat No. 20 (1400 Block S. Pennsylvania Ave.) from "C" Two-Family Residence District to "D" Apartment District be not granted because the property is suitable for the construction of two-family units in conformity with the present zoning and a change would constitute spot zoning since it creates a small section of "D" Apartment District in an area zoned "C" Two-Family Residence District.

Motion carried.

Mr. Anthony Vilella explained to the commission his plan for developing a parking lot on the property at 1703 W. Willow St. It was moved and supported that we recommend to the City Council that the N. 118 ft. of the W. 37 ft. of Lot 203, Westmore Park Sub. (1703 W. Willow St.) be rezoned from "B" One-Family Residence District to "J" Parking District and that the N. 12 ft. of the S. 29 ft. of Lot 204 and the N. 12 ft. of S. 29 ft. of the E. 4 of Lot 203, Westmore Park Sub. also be rezoned from "B" One-Family Residence District to "J" Parking District providing for a retaining wall on the outside lines of the "J" Parking area and a wire fence at the rear of the N. 118 ft. of Lots 203

and 204, Westmore Park Sub. with sufficient evergreen planting in the S. 15 ft of the N. 118 ft. of Lot 204, and the S. 15 ft. of the N. 118 ft. of the E. 4 ft. of Lot 203 to screen the "J" Parking area from the residential property at the South.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Mrs. George F. Foster to rezone Lot 2, except the W. 88 ft. of the N. 14 ft. thereof, Assessor's Plat No. 9 (308 S. Logan St.) from "C" Two-Family Residence District to "D-M" Multiple District be not granted because the property is not suited for Multiple Dwelling use.

Motion carried.

Mr. Henry Scherer appeared before the Commission in behalf of his petition to rezone the property at 2114-16 S. Cedar St. Mr. Scherer expressed a desire to deed the W. 20 ft. of the E. 136 ft. of this property for alley purposes and to provide off-street parking on the W. 20 ft. of the E. 116 ft. of this property to make the property suitable for commercial use.

It was moved and supported that we recommend to the City Council that the deed for alley purposes for the W. 20 ft. of property described as commencing 247½ ft. E. of the N.E. Corner of Lot 29, Riley's Sub., thence N. 40 ft., W. 136 ft., S. 40 ft., E. 136 ft. to point of beginning on Sec. 28 (2114-16 S. Cedar St.) be accepted and that the E. 96 ft. of this property be rezoned from "B" One-Family Residence District to "F" Commercial District and that the W. 20 ft. of the E. 116 ft. of this property be rezoned from "B" One-Family Residence District to "J" Parking District because the requested zoning is a logical use of the property since an alley and off-street parking will be provided.

Motion carried.

Mr. John Pastras, representing Mrs. Marie O. Smith, informed the Commission that it is Mrs. Smith's desire to deed a 20 ft. alley on the W. 20 ft. of the E. 136 ft. of her property at 2120 S. Cedar St. and to provide considerable off-street parking to make the property suitable for commercial use. Since information regarding the screening between the proper parking area and the property to the W. was not available, it was moved and supported that the petition by Marie Smith to rezone property commencing 247 ft. E. of the N.E. Corner of Lot 29, Riley's Sub., S. 49½ ft., W. 132 ft., S. 74½ ft., W. 38½ ft., N. 123¾ ft. E. 170½ ft. to point of beginning, Sec. 28 (2120 S. Cedar St.) be tabled.

Motion carried.

It was moved and supported that we recommend to the City Council that the

petition to rezone Lot 8, except the S. 10 rods thereof of Block 24, (1316, 1322, 1326 N. Grand River Ave.) from "C" Two-Family Residence District to "F" Commercial District be not granted as per request of the petitioner.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Walter Kurilchyk to rezone Lot 8, except the S. 10 rods thereof, Block 24 (1316, 1322, 1326 N. Grand River Ave.) from "C" Two-Family Residence District to "E-1" Drive-In Shop District be granted because the requested zoning is a reasonable use of the property and there is sufficient frontage on Grand River Ave. to allow for adequate circulation and curb cuts.

Motion carried.

It was moved and supported that we recommend to the City Council that the plat of Bel Air Meadows be approved.

Motion carried.

It was moved and supported that we recommend to the City Council that the plat of Kirkwood Hills be approved.

Motion carried.

It was moved and supported that we recommend to the City Council that the plat of Pleasant Ridge No. 5 be approved.

Motion carried.

It was moved and supported that we recommend to the City Council that the plat of Holly Park Sub. be approved.

Motion carried.

It was moved and supported that we recommend to the City Council that the plat of Kessler's Addition be approved.

Motion carried.

It was moved and supported that the tentative plat of Country Club Park Addition No. 1 be tentatively approved.

Motion carried.

It was moved and supported that the request for the vacating of Pingree St. be referred to the Streets Committee.

Motion carried.

It was moved and supported that the vacating of Chestnut St. from Ottawa St. to Michigan Ave. and from Michigan Ave. to Allegan St. be referred to the Streets Committee.

Motion carried.

Commissioner Froh, Chairman of the Ordinance Committee, read the report of the meeting of his committee.

It was moved and supported that the report of the Ordinance Committee be accepted and placed on file.

Motion carried.

It was moved and supported that we recommend to the City Council that Sec. 26 of the Lansing Zoning Ordinance be amended to add the following: WHEN A PETITION FOR CHANGE, AMENDMENT, SUPPLEMENT, OR MODIFICATION IS FILED AND BEFORE ANY ACTION SHALL BE TAKEN AS PROVIDED IN THIS SECTION ANY PERSON OR PERSONS DESIRING AN AMENDMENT OR CHANGE OF THIS ORDINANCE SHALL HEREAFTER BE REQUIRED TO PAY A FEE OF FIFTEEN DOLLARS (\$15.00), AND UNDER NO CONDITION SHALL SAID SUM OR ANY PART THEREOF BE REFUNDED.

Motion carried.

The resolution by the City Council regarding study of School Recreational facilities by the City Plan Commission and Park and Cemetery Board was read. The staff reported on their preliminary finding.

It was moved and supported that this shall be tabled for further study and considered at the September meeting.

Motion carried.

The meeting adjourned at 11:40 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings Sept. 6, 1956

September 6, 1956,

City Hall Annex,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Vice-Chairman, LaRoy A. Froh, at 7:45 P.M.

mended to the City Council for rezoning to "D-1" Professional Offices District.

It was moved and supported that the City Council be advised that the area including the S. 5 rods of Lot 6, Block 169 (326 W. Main Street) has already been recommended to be rezoned to "D-1" Professional Offices District.

Motion carried.

ROLL CALL

Present—Commissioners Brisbin, Crego, Froh, Leadley, Oswald and Thornton—(6).

Alderman Belen—(Council Committee).

Absent—Commissioners Klock, Obrecht and Teel—(3).

Aldermen Moore and Bradshaw—(Council Committee).

The proceedings of the regular meeting of August 2, 1956, were approved.

Mr. Romaine Hicks, Real Estate Broker, represented the petitioners in their request for the rezoning of property at the S.E. corner of Saginaw and Clemens Streets and stated that it was the intention of the petitioner to construct a modern one story dental office on this property with parking area for 20 cars.

It was moved and supported that we recommend to the City Council that the petition by Melvin R. and Kathrine E. Licht to rezone Lots 79, 80 and 81, Adams Addition (S.E. corner of Saginaw and Clemens Streets) from "B" One Family Residence District to "D" Apartment District be granted.

Motion carried.

After reading the petition of Charlie Abraham to rezone the South 5 rods of Lot 6, Block 169 (326 W. Main Street) from "C" Two Family Residence District to "D-M" Multiple Dwelling District, the Director pointed out that area including this property has already been recom-

Mr. Russell Phillips, Realtor, and Mr. Gilbert Haley, Executive Secretary of the Michigan Automobile Dealers Association appeared to emphasize the desirability of property at 818 Townsend Street for their use and urge its rezoning to "D-1" Professional Offices District.

It was moved and supported that we recommend to the City Council that the petition by the Michigan Automobile Dealers Association to rezone property commencing 120 feet N. of N.W. corner Willisms and Townsend Streets, West 206 $\frac{1}{4}$ feet, N. 78 feet, East 206 $\frac{1}{4}$ feet, S. 78 feet, being Lots 1 and 2, and Part of Lots 3-12-13 and 14 and part of vacated alley, Sparrow Subdivision of Block 178 (818 Townsend Street) from "C" Two Family Residence District to "D-1" Professional Offices District be granted.

Motion carried.

Mr. John Van Peenen appeared before the Commission to urge the granting of his petition to rezone the E. 60 feet of property at 1720 S. Pennsylvania Avenue to permit the erection of a new brick and sandstone front sales building to replace the present sales building and to provide off-street parking.

It was moved and supported that we recommend to the City Council that property beginning 30 feet W. and 28 feet S. of the N.E. corner of Lot 11, Block 7, Assessor's Plat No. 28, thence West 30 feet, thence South 40 feet, thence East 30 feet, thence North 40 feet to point of beginning (1720) S. Pennsylvania Avenue owned by Van Peenen's Flowers be rezoned from "B" One Family Residence

District to "E" Apartment-Shop District and that the balance of the E. 60 feet of Lots 11, 12 and 13, Block 7, Assessor's Plat No. 28 be rezoned from "B" One Family Residence District to "J" Parking District providing for evergreen plantings on the South and North side of the "J" Parking area as well as one the East side except for drive openings.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition to rezone Lots 48 and 49, Assessor's Plat No. 11 (W. Side of the 1400 Block of Sunset Avenue) from "A" One Family Residence District to "H" Light Industrial District be granted because each light industrial use is a logical use for the property in this area.

Motion carried.

The Director reported that Mrs. Marie O. Smith had expressed a desire to deed the W. 20 feet of the E. 136 feet of her property at 2120 S. Cedar Street for alley purposes and to provide off-street parking on that part of her property W. of the alley to make the property suitable for Commercial use according to the minutes of August 2, 1956 meeting.

It was moved and supported that we recommend to the City Council that the deed for alley purposes for property beginning 131 $\frac{1}{2}$ feet E. of the N.E. corner of Lot 29, Riley's Subd., S. 49 $\frac{1}{2}$ feet, W. 16 feet, S. 74 $\frac{1}{4}$ feet, W. 4 feet, N. 123 $\frac{3}{4}$ feet, E. 20 feet to point of beginning on Sec. 28 be accepted and that property commencing 131 $\frac{1}{2}$ feet E. of the N. E. corner of Lot 29, Riley's Subd., E. 116 feet, S. 49 $\frac{1}{2}$ feet, W. 116 feet, N. 49 $\frac{1}{2}$ feet, to point of beginning (2120 S. Cedar Street) on Sec. 28 be rezoned from "B" One Family Residence District to "F" Commercial District and that property beginning 77 feet E. of the N.E. corner of Lot 29, Riley's Subd., E. 34 $\frac{1}{2}$ feet, S. 123 $\frac{3}{4}$ feet, W. 34 $\frac{1}{2}$ feet, N. 123 $\frac{3}{4}$ feet, to point of beginning on Sec. 28 be rezoned from "B" One Family Residence District to "J" Parking District providing for a face brick wall 3 feet high with a masonry cap on the W. and N. Lines of the "J" Parking area because the requested zoning is a logical use of the property since an alley and off-street parking will be provided.

Motion carried.

A letter from John Brattin, Attorney for the Lansing Broadcasting Company was read. Mr. John Pomeroy having requested through his Attorney, John Brattin, that the action taken at the August 2, 1956 meeting be not reported to the City Council until this matter could be further discussed appeared before the Commission to discuss further advisability of deed

restricting this property and providing for future extension of Cavanaugh Road. It was agreed that Mr. Brattin, Mr. Pomeroy, the City Attorney, City Engineer and Planning Director hold a meeting to work out an agreeable solution in connection with the rezoning of the property E. of Lowercroft and Fenton Streets.

The Director read a copy of his letter to Mr. A. N. Languis, Director of the Building Division of the State of Michigan, regarding the future use by the State of property in the 300 Block of W. Ottawa Street now in the Capitol Development area. He also read the letter from Mr. Languis in which it was stated that this property does not appear to be sufficient in size to be useful for state buildings and that the state has no objection to rezoning this property to "D-1" Professional Offices District.

It was moved and supported that we recommend to the City Council that Lots 4, 5, 6, 7 and 8, Block 94 (300 Block of W. Ottawa Street between Ottawa Street and the St. Mary's Parish) be rezoned from "D-M" Multiple Dwelling District to "D-1" Professional Offices District because much of this property is already used for this classification and the area is no longer desired by the State for Capitol Development purposes.

Motion carried.

A letter from Donald Teel regarding an appropriate name for use as a mailing address for businesses along the alley at the rear of the 200 Block W. Side, of S. Washington Avenue was read.

The matter was referred to the Streets Committee.

A letter from Leo Farhat to the Mayor and City Council referred to the City Plan Commission regarding the rezoning of property in the 3900 Block of S. Cedar Street, owned by Melvin and Genevieve Barnes was read.

It was moved and supported that the Director bring back a full report on this case at the next meeting.

Motion carried.

It was moved and supported that we recommend to the City Council that the plat of Country Club Park Addition No. 1 be approved.

Motion carried.

It was moved and supported that we recommend to the City Council that that part of Pingree Street west of Pattengill

Avenue 115½ feet more or less to the alley be vacated subject to existing utility rights requested by the Board of Cemetery and Park Commissioners.

Motion carried.

It was moved and supported that we recommend to the City Council that Chestnut Street be vacated from Allegan Street to Michigan Avenue and from Michigan Avenue to Ottawa Street subject to existing utility rights as requested by the Department of Administration of the State of Michigan.

Motion carried.

It was moved and supported that the State be asked to bring in a study of the proposed plans for future parking in connection with the new State office building and showing ingress and egress to it.

Motion carried.

The matter of school recreational facilities in connection with the Elmhurst

School which was referred to the City Plan Commission and Board of Cemeteries and Park Commissioners by the City Council was discussed.

It was moved and supported that a communication be sent to the City Council reading as follows: "The City Plan Commission wishes to advise your honorable body that, after consulting prevailing standards regarding school recreational facilities and discussing same with the Superintendent of Parks and Cemeteries, the Elmhurst School Site appears to be of an adequate size and that it is advisable that the entire site be preserved for school and recreational purposes. It is our opinion that if at some time in the future it is no longer feasible for the Board of Education to retain all of this property for the above mentioned purposes that negotiations be instituted by the City to obtain such part of this area as the Board of Education may wish to dispose of."

Motion carried.

The meeting adjourned at 10:53 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings October 4, 1956

October 4, 1956.

City Hall Annex,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Vice-Chairman, LaRoy A. Froh, at 7:30 P.M.

S. 20 feet of Lot 7 and N. $\frac{1}{2}$ of Lot 8, Assessor's Plat No. 22 (828-38 N. Pennsylvania Avenue) from "C" Two Family Residence District to "J" Parking District be granted providing for a properly treated Redwood or Cedar fence of the louvered type with boards running perpendicular to the ground and five feet six inches in height on the South and East sides of the "J" Parking area.

Motion carried.

Present—Commissioners Brisbin, Crego, Froh, Leadley, Klock, Oswald, Teel and Thornton—(8).

Alderman Bradshaw and Moore. (Council Committee).

Absent—Commissioner Obrecht—(1).

Alderman Belen. (Council Committee)

The proceedings of the regular meeting of September 6, 1956, were approved.

Mr. Lynn Kosht spoke in favor of the petition by Herbert J. Cooper to rezone the property at 520 Cherry Street to "J" Parking District stating that the property would be used for employees off-street parking by the F. N. Arbaugh Co.

After some discussion it was moved and supported that we recommend to the City Council that the petition by Herbert J. Cooper to rezone Lots 4 and 5, Block 151 (520 Cherry Street) from "D" Apartment District to "J" Parking District be granted providing for a chain link fence on the South and West sides of the parking area.

Motion carried.

Mr. Louie G. Fortino stated the necessity for off-street parking in connection with his non-conforming store in support of his petition to rezone property in the 800 N. Pennsylvania Avenue to "J" Parking.

It was moved and supported that we recommend to the City Council that the petition by Louie G. Fortino to rezone the

A letter from John Brattin, Attorney for the Lansing Broadcasting Company addressed to Joseph Lavey, City Attorney, setting forth the agreement arrived at by the special committee appointed at the September meeting for this purpose, such agreement confirming the desire expressed orally by Mr. Pomeroy at the meeting on August 2, 1956, was read.

It was agreed that the resolution passed on August 2, 1956, would make satisfactory disposition of the petition by the Lansing Broadcasting Company.

Mr. Walter Kurilchyk, Real Estate Broker, appeared before the Commission to explain that due to a misunderstanding, a petition by Marston Bush to rezone property at the N.W. corner of Foster and Kalamazoo Streets did not reach the City Council in time for consideration at this meeting and urged that it be placed on the agenda.

It was moved and supported that the petition be placed on the agenda.

Motion carried.

Commissioners Crego and Klock arrived.

Mr. Kurilchyk representing and speaking for Mr. Bush, then spoke in favor of the granting of this petition for rezoning to "E-1" Drive-In Shop, describing the area and showing a picture of the proposed

gasoline filling station to be placed on this location.

It was moved and supported that the petition when filed be referred to the Zoning Committee.

Motion carried.

Commissioner Oswald was excused from the meeting.

The director's report on the history of the petition by Melvin and Genevieve Barnes to rezone property in the 3900 Block of S. Cedar Street was read.

Mr. Joseph Lavey, City Attorney, was invited to the meeting to discuss this matter with the commissioners.

The oral offer to place deed restrictions on a part of the property to provide access to the rear of proposed business buildings made by the petitioner at the meeting of May 3, 1956 was discussed.

It was moved and supported that this matter be referred to the City Attorney, City Engineer and Planning Director to confer with Mr. Barnes and his attorney and report back to the Commission.

Motion carried.

The naming of the alley at the rear of the 200 Block of South Washington Avenue on the west side was briefly discussed.

It was moved and supported that the matter be tabled for thirty days.

Motion carried.

Commissioner Froh was excused from the meeting and asked Commissioner Teel to take the chair.

The petitioners for the vacating of Bohnet Street East of Lowcroft Street spoke in favor of their petition.

It was moved and supported that we recommend to the City Council that Bohnet Street East of Lowcroft Street be vacated subject to utility rights in the present right of way.

Motion carried.

After some discussion, it was moved and supported that we recommend to the City Council that the alley between Race and Factory Streets be widened from 10 feet to 20 feet to assure an adequate alley in this area.

Motion carried.

The matter of a bridge across the Grand River to the south was discussed.

It was moved and supported that the City Council be advised that the City Plan Commission in preparing the new Master Plan has been studying the future needs for thoroughfares in all areas of the City, including the matter of additional outlets to the south, and the matter of specific study of another bridge across the Grand River has been referred to its staff and consultant.

Motion carried.

At the request of the property owner West of the "J" Parking area at the rear of 1600 S. Logan Street.

It was moved and supported that the required height of the louvered Redwood or Cedar fence on the West side of the "J" Parking District be reduced from 5 feet 6 inches to 4 feet.

Motion carried.

Several items of interest to the Commission were mentioned.

The Commission was reminded that Rolf C. Campbell, Intermediate Planner had assumed the responsibility of the Vacant Senior Planner's position on May 1, 1956 and has satisfactorily carried out this assignment.

It was moved and supported that we recommend to the Personnel Director and Personnel Committee of the City Council that he be reclassified to the position of Planner VII A.

Motion carried.

The meeting adjourned at 10:47 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings November 1, 1956

November 1, 1956

City Hall Annex

Lansing, Michigan

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P.M.

It was moved and supported that the petition by Marston H. Bush to rezone Lots 34, 35 and 36, Snyder Park Subd. (N.W. corner of Foster and Kalamazoo Streets) from "B" One-Family Residence District to "E-1" Drive-In Shop District be tabled.

Motion carried.

ROLL CALL

Present—Commissioners Brisbin, Leadley, Klock, Obrecht, Oswald, Teel and Thornton—7.

Alderman Moore (Council Committee).

Absent—Commissioners Crego and Froh—2.

Aldermen Belen and Bradshaw (Council Committee).

The proceedings of the regular meeting of October 4, 1956, were approved.

Mr. Victor C. Anderson represented the petitioner for the rezoning of property at 1106-10 N. Washington Avenue from "D" Apartment District to "F-1" Commercial District. Mr. Anderson stated that their building plans were not complete enough to determine the proper location for off-street parking and suggested the petition be tabled to the next meeting.

It was moved and supported that the petition by Amy E. Carson to rezone the W. 107 $\frac{1}{4}$ feet of Lot 5, Block 33, from "D" Apartment District to "F-1" Commercial be tabled for thirty days as requested by the petitioner.

Motion carried.

Mr. Walter Kurilchyk represented the petitioner for the rezoning of property at the N.W. corner of Bradley and W. Mt. Hope Ave. from "C" Two-Family Residence District to "E-1" Drive-In Shop District. There were no definite plans for the development of this property.

It was moved and supported that the petition by V. M. Curry to rezone the E. 112.75 feet of Lot 12 and the E. 112.75 feet of the S. 44 feet of Lot 13, Block 22, Park Place Add. (N.W. corner of Bradley and W. Mt. Hope Ave.) from "C" Two-Family Residence District to "E-1" Drive-In Shop District be tabled.

Motion carried.

Mr. Swaninger represented the petitioner for the rezoning of property at the N.W. corner of Foster and Kalamazoo Streets from "B" One-Family Residence District to "E-1" Drive-In Shop District. There were no definite plans for the development of this property.

Mr. Clarence J. Crambell spoke in favor of the rezoning of property he is acquiring in the 2700 Block of N. East Street from "B" One-Family Residence District to "F" Commercial District and offered to deed a 20-foot alley and have an adjacent 20 feet of the property zoned for parking to make the property suitable for commercial use.

It was moved and supported that we recommend to the City Council that the deeds for alley purposes for the E. 20 feet of Lot 49, Banghart Subd. and the E. 20 feet of Lots 57, 58 and 59, B. L. Bates' Jackson Subd. (2700 Block N. East Street) be accepted and that the W. 20 feet of the E. 40 feet of Lot 49, Banghart Subd. and the W. 20 feet of the E. 40 feet of Lots 57, 58, and 59, B. L. Bates' Jackson Subd. be rezoned from "B" One-Family Residence District to "J" Parking and that the W. 102 feet of Lot 49, Banghart Subd. and the W. 93 feet of Lots 57, 58, and 59, B. L. Bates' Jackson Subd. be rezoned from "B" One-Family Residence District to "F" Commercial.

Motion carried.

Mr. Smith, Manager of Spartan Steel Co., and leasee of the property on the S. side of the 900 Block Bates Street, spoke in favor of rezoning the S. 12 feet of the N. 25 feet of this property which is being requested to be rezoned from "B" One Family Residence District to "G-2" Wholesale to correct an error in the location of the warehouse.

It was moved and supported that we recommend to the City Council that the petition by D. B. & H. Rent Account to rezone the S. 12 feet of the N. 25 feet of Lots 35, 36, and 37, B. L. Bates' Jackson Subd. (900 Block Bates Street, S. side) be not granted because the 25 feet buffer strip of residentially zoned property is desirable and was agreed upon by the property owners on the opposite side of the street.

Motion carried.

Mrs. Francis M. Bartell spoke in favor of the rezoning of her property at the rear of the E. 100 feet at the S.W. corner of Riley and S. Cedar Streets, stating that there were no plans at present for the use of this property.

It was moved and supported that the petition by Francis M. Bartell to rezone the W. 30 feet of the E. 130 feet of Lot 1, Rileys Subd. from "B" One Family Residence District to "F" Commercial District and to rezone the W. 67.6 feet of Lot 1, Rileys Subd. from "B" One Family Residence District to "J" Parking (S.W. corner of Riley and S. Cedar Streets) be tabled.

Motion carried.

Mr. and Mrs. Cassel and Mr. and Mrs. Albert See and Attorney Leo Farhat, representing Mr. Kenneth Landells, discussed with the Commission the rezoning of Lots 26 through 32, Assessor's Plat No. 34 at the S.W. corner of Taylor and Filley Streets from "A" One Family Residence District to "H" Light Industry. The owners of the properties facing Taylor Street desire to deed the E. 25 feet of these properties for street purposes to assure adequate street width to make these properties usable and to deed restrict an additional 25 feet against any building and also to deed restrict a 50-foot depth along Filley Street against any buildings to adequately protect the surrounding residential properties.

It was moved and supported that we recommend to the City Council that the deed for the E. 25 feet of Lots 29, 30, 31, and 32, Assessor's Plat No. 34 for widening of Taylor Street be accepted as well as the deed restrictions for the buffer strip and that entire Lots 26, 27, 28, Assessor's Plat No. 34 and Lots 29, 30, 31 and 32, Assessor's Plat No. 34 except the E. 25 feet thereof be rezoned from "A" One Family Residence District to "H" Light Industry.

Motion carried.

The Director reported on the meeting of the City Attorney, City Engineer, Melvin Barnes, his attorney Leo Farhat and himself, regarding the matter of the requested rezoning of property in the 3900 Block S. Cedar Street.

It was moved and supported that the action regarding the rezoning of property owned by Melvin R. Barnes in the 3900 Block S. Cedar Street taken by the Commission on June 7, 1956, be rescinded.

Motion carried.

It was moved and supported that we recommend to the City Council that the E. 120 feet of Lots 16, 17, 18, 19, 20, 21, and 22, Jessops Home Gardens Subd. (3900 Block S. Cedar Street) owned by Melvin R. Barnes be rezoned from "A" One Family Residence District to "F" Commercial District and that the E. 120 feet of Lot 23, Jessops Home Gardens Subd. be rezoned from "J" Parking District to "F" Commercial and that the W. 64 feet of Lot 16, 17, 18, 19, 20, 21 and 22 and the W. 60 feet of the N. $\frac{1}{2}$ of Lot 23, Jessops Home Gardens Subd., be rezoned from "A" One Family Residence District to "J" Parking District.

Motion carried.

A letter from Bob Ridenour Motor Sales regarding the rezoning of their property in the 3000 Block of S. Cedar Street was read.

It was moved and supported that the Director be instructed to ask Mr. Ridenour to submit a petition for rezoning of his property to "F" Commercial District and "J" Parking Classifications.

Motion carried.

It was moved and supported that the Plat of Kirkwood Hills Add. No. 1 be approved.

Motion carried.

A letter from the Board of Education regarding a parking area on the N. 90 feet of the lot facing Moores River Drive on the E. side of Woodlawn Avenue for teacher parking in connection with Moores Park School together with a request from the City Council for a report on the effect of such use on the surrounding properties was read.

After some discussion, it was moved and supported that a communication be sent to the City Council advising them of the effects of such use as follows:

Effects of Such Use Upon the Character of the Neighborhood

There would be no detrimental effect upon the character of the surrounding neighborhood if the provisions of the "J" Parking section of the Zoning Ordinance are required.

Effects of Such Use Upon Traffic Conditions

There would be no extra burden on traffic conditions by the proposed use.

Effects of Such Use Upon Public Utility Facilities

There will be no excessive use of existing facilities and thereby no detrimental effect.

Effects of Such Use Upon Other Matters Pertaining to the General Welfare

The market and assessed valuations of the adjacent properties will be adversely affected to a limited extent by the proposed use.

Motion carried.

It was moved and supported that the matter of naming of the alley at the rear of the 200 Block of S. Washington Avenue on the W. side be again tabled for thirty days.

Motion carried.

After considerable discussion on the possible adoption of a policy in connection with the zoning for gas stations, the matter was referred to the Zoning Committee.

A letter from the Board of Park Commissioners concurring with the suggested handling of the Elmhurst School property was received and placed on file.

It was moved and supported that the annual subscription to Planning Advisory Service and Zoning Digest, published by the American Society of Planning Officials, be renewed.

Motion carried.

The Director reminded the Commission that, according to the resolution of the City Council, the Commission must submit a Capital Improvement Program for the 1957-58 budget not later than January 1, 1957.

It was moved and supported that the Mayor be asked to instruct all department heads, Boards and Commissions who may be involved in Capital Improvements to submit to the Planning office not later than December 1, 1956, a list of Capital Improvements in the order of their importance which they feel should be carried out by their department within the next two or three years.

Motion carried.

Chairman Obrecht advised the Commission that he would call a special meeting of the Commission this month to review with the staff the progress on the Master Plan work since the last special meeting held for such purpose.

The meeting adjourned at 11:20 P.M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings November 15, 1956

November 15, 1956,
City Hall Annex,
Lansing, Michigan.

The special meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P. M.

ROLL CALL

Present—Commissioners Brisbin, Crego, Klock, Leadley, Obrecht, Oswald and Teel—(7).

Alderman Moore. (Council Committee)

Absent—Commissioners Froh and Thornton—(2).

Aldermen Belen and Bradshaw. (Council Committee).

Chairman Obrecht announced that the meeting had been called to review progress to date on Master Plan studies. The staff then reviewed briefly progress which had been reported at a previous special meeting for this purpose and reported more in detail progress since that time especially on the tentative Major Thoroughfare Plan.

It was suggested by members of the City Council present that maps of that part of tentative Thoroughfare Plan pertaining to the Interstate Highway System in the Lansing Urbanized Area together with material showing advantages of both the possible North By-Pass System and South By-Pass System be discussed with the City Council at their meeting on Monday, November 19, 1956.

The meeting adjourned at 9:30 P. M.

VICTOR G. LEYRER,
Secretary.

OFFICIAL PROCEEDINGS OF The City Plan Commission OF THE CITY OF LANSING

Proceedings, December 6, 1956

December 6, 1956,
City Hall Annex,
Lansing, Michigan.

The regular meeting of the City Plan Commission was called to order by the Chairman, Sam Obrecht, at 7:30 P. M.

ROLL CALL

Present—Commissioners Brisbin, Froh, Klock, Leadley, Obrecht, Teel and Thornton—(7).

Aldermen Belen and Moore. (Council Committee)

Absent—Commissioners Crego and Oswald—(2).

Alderman Bradshaw. (Council Committee).

The proceedings of the regular meeting of November 1, 1956 and the Special Meeting of November 15, 1956, were approved.

A petition by property owners on either side of the Robert Street opening east of Pennsylvania Avenue to vacate this opening was read.

It was moved and supported that we recommend to the City Council that the Robert Street opening East of Pennsylvania Avenue be vacated as requested.

Motion carried.

A letter from Herbert G. Cooper and Albert L. Ehinger offering a deed for the Street designated as Patomac Circle was read and discussed.

It was moved and supported that we recommend to the City Council that a deed for the street designated as Patomac Circle bounded by Lots 1, 2, 3, and 4 of the Plat of Country Club Manor, submitted by Herbert G. Cooper and Albert L. Ehinger, be accepted.

Motion carried.

Mr. Francis Fine discussed with the Commission another proposed plat of the Vandervoort Farm to be known as Lyncott Park Subd.

It was moved and supported that the tentative plat of Lyncott Park Subd. (Plan F) be tentatively approved.

Motion carried.

It was moved and supported that the matter of the name of the alley at the rear of the 200 Block of S. Washington Avenue (W. Side) be tabled.

Motion carried.

Mr. Walter Neller discussed with the Commission changes in their original thinking regarding access ways to their properties in the 3300 Block S. Pennsylvania Avenue.

The matter was referred to the staff and Streets Committee of the Commission.

The Director reported that as of this date nothing has been submitted by the various departments for inclusion in the 1957 Capitol Improvement Program.

A letter from Attorney Leo Farhat submitting a deed for the E. 25 feet of Lots 31 and 32, Assessor's Plat No. 34 on the W. side of Taylor Street and deed restrictions on the W. 25 feet of the E. 50 feet of these lots and urging immediate action toward the rezoning of these lots was discussed.

It was moved and supported that we recommend to the City Council that Lots 31 and 32, Assessor's Plat No. 34 (W. side of Taylor Street) owned by Kenneth Landells be rezoned from "A" One Family Residence District to "H" Light Industrial District and that the deeds be accepted.

Motion carried.

A letter from the Gulf Refining Co. expressing no further interest in the rezoning of the property at Mt. Hope and Pattengill Avenues was read.

It was moved and supported that the tabled petition to rezone this property be taken from the table.

Motion carried.

It was moved and supported that we recommend to the City Council that the S. $\frac{1}{2}$ of Lot 18 and Lots 19, 20 and 21, Weldon's Addition (1836 Park Avenue, 1833 Pattengill Avenue and the 1400 Block W. Mt. Hope Avenue) remain in its present zoning classification because the petitioners are no longer interested in this rezoning.

Motion carried.

Attorney Farhat, representing Mr. Ogle W. Mourer, whose petition to rezone property at 526 S. Capitol Avenue was not filed in time for consideration at this meeting, appeared before the Commission to request a suspension of the Commission's rules and have the petition considered at this meeting.

No action was taken.

Mr. Baker, representing the Industrial Welding and Brazing, Inc., stated to the Commission that additional industrially zoned land is needed for the expansion of their industry and agreed to the rezoning of the East 70 feet of their property for parking.

It was moved and supported that we recommend to the City Council that the E. 70 feet of Lots 48, 44, 45, 46 and 47, Smith's Subd. of Block 9 of Townsend's Subd. (W. side 900 Block Buffalo Street) owned by Industrial Welding and Brazing, Inc., be rezoned from "B" One Family Residence District to "J" Parking District providing for a 10-foot wide green strip, screening to consist of evergreen plantings at least 3 feet 6 inches high and that the W. 50 feet of this property be rezoned from "B" One Family Residence District to "H" Light Industrial District.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by the property owners of Lots 37 to 72 inclusive, Rivercrest Subd. (Block bounded by Buffalo Street, William Street, Everett Street and Olds Avenue) be not granted because the property in question doesn't have the elements necessary to make it a practical "C" Two Family Residence District.

Motion carried.

It was moved and supported that we recommend to the City Council that the S. 98 feet of the W. 68 feet of Lots 2, 3 and 4 Julia Lathers Sunnyside Subd. (N.E. Corner of Julia Street and Wayne Highway) owned by South Lansing Free Methodist Church be rezoned from "A" One Family Residence District to "B" One Family Residence District and that the balance of these lots be rezoned from "A" One Family Residence District to "J" evergreen planting with a mature height Parking District providing for a dense of at least 3 feet 6 inches on the East and North sides of the "J" Parking District.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by owners of Lots 1 to 7, Dodge Sub. (S. Side of the 100 Block W. North Street) to rezone their property from "A" One Family Residence District to "C" Two Family Residence District be granted because the requested zoning is a logical use for the property in question.

Motion carried.

It was moved and supported that we recommend to the City Council that the petition by Robert Ridenour to rezone the W. 40 feet of Lot 4, Maple Heights Subd. from "A" One Family Residence District to "J" Parking District and the balance of Lot 4, Maple Heights Subd. from "A" One Family Residence District to "F" Commercial District (3000 S. Cedar Street) be not granted because the property is not suitable for commercial use because no provision for access to the rear has been made.

Motion carried.

Mr. Bruce Maguire, Jr., appeared before the Commission in support of his petition to rezone that area now zoned for "J" Parking at 2107 N. East Street to "G-2" Wholesale District.

It was moved and supported that we recommend to the City Council that the petition by Wolverine Oil Corp. to rezone property beginning at a point 20 feet W. of the W. property line of N. East Street, 495 feet N. and 53 feet W. of the S.E. Corner of Sec. 4 T4N, R2W, and running thence North parallel to the W. property line of N. East Street 207.8 feet, thence N. $89^{\circ} 45'$ West along a line parallel to the S. line of Thomas Street 30 feet, thence South parallel to the W. property line of N. East Street 207.8 feet, thence S. $89^{\circ} 45'$ E. 30 feet to the point of beginning (2107 N. East Street) from "J" Parking District to "G-2" Wholesale District be not granted because the area as now set up for "J" Parking in conjunction with the "G-2"

Wholesale District is minimum amount necessary to adequately provide for the off-street parking needs of the property in question and should not be reduced in size.

Motion carried.

It was moved and supported that the petition by Amy E. Carson to rezone the W. 107 $\frac{1}{4}$ feet of Lot 5, Block 33 (1106-10

N. Washington Avenue) from "D" Apartment District to "F-1" Commercial District be again tabled for 30 days as requested by the petitioner.

Motion carried.

The meeting adjourned at 9:50 P. M.

VICTOR G. LEYRER,
Secretary.